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ABSTRACT

This report summarizes the Newark Public Schools Facilities Management Plan that describes the process by which the district assesses projected enrollments and program space needs to support the Core Curriculum Content standards; determines space deficiencies; and analyzes corrective options. The document presents district and plan overviews as well as data collected from the five School Leadership Teams (SLTs) that examined school space issues within different geographical regions in the district. Each SLT report includes a summary of existing conditions, physical space analyses and deficiencies, facility operations costs, and deficiency and correction budgets for each school on an item-by-item basis. (GR)



THE NEWARK PUBLIC SCHOOLS

FIVE-YEAR FACILITIES MANAGEMENT PLAN

ED 444 340

<http://www.nps.k12.nj.us/facilities.html>

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SUMMARY REPORT

OCTOBER 15, 1999

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THE NEWARK PUBLIC SCHOOLS FIVE-YEAR FACILITIES MANAGEMENT PLAN

SUMMARY REPORT OCTOBER 15, 1999

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Foreword

In May 1997, the New Jersey Supreme Court directed the New Jersey Department of Education (NJDOE) to "Review the facilities needs of the twenty-eight Abbott districts....[and] provide recommendations concerning how the State should address these needs...." In response, NJDOE commissioned an assessment of the existing school buildings in the twenty-eight districts to analyze capacity and infrastructure conditions. The findings of that study are documented in The Vitetta Group's *New Jersey Abbott District Facilities Assessment* and the NJDOE report to the Court entitled *A Study of School Facilities and Recommendations for the Abbott Districts*.

In May 1998, the New Jersey Supreme Court ruled that NJDOE had substantially complied with its earlier instructions and directed the State to fund the complete cost required to remediate the infrastructure, life-cycle, and capacity deficiencies in the Abbott districts. In addition, the Court required a *Five-Year Facilities Management Plan* to be completed by each Abbott district. The purpose of this plan was to expand the scope of the 1997 Facilities Assessment to address projected enrollments and program space needs to support the Core Curriculum Content Standards and particularized needs of each Abbott district, and to articulate corrective actions phased over a five year period.

On September 22, 1998, NJDOE issued *Facilities Management Planning Guidelines* for the Abbott District Five-Year Facilities Management Plans. These guidelines describe the process by which the districts should confirm the data reported in the 1997 Facilities Assessment, determine program space deficiencies, and analyze corrective options. The guidelines further identified the information required to be included in each district's plan as well as software to be provided by NJDOE and used by the districts in developing and reporting their plans.

The Facilities Management Plan for The Newark Public Schools was completed on June 30, 1999 and submitted to NJDOE in July. All information is also posted to a "Project Web Site" that is managed by NJDOE. Compliance with the formatting and documentation requirements of the NJDOE Guidelines, when applied to the largest school district in the State, resulted in a voluminous amount of material in 11" x 17" format not suitable for broader dissemination. Accordingly, The Newark Public Schools and their consultants, The Hillier Group, have distilled this Summary Report from the official NJDOE submission.

October 15, 1999
Corwin Frost, AIA
Facilities Consultant
The Newark Public Schools

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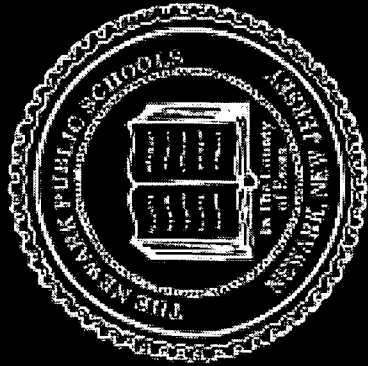
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DISTRICT SUMMARY



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THE NEWARK PUBLIC SCHOOLS FIVE-YEAR FACILITIES MANAGEMENT PLAN

District Overview

Established in 1728 with the opening of the Lyons Farms School, The Newark Public Schools is the oldest public school district in the State of New Jersey. With eighty-three school buildings, including annexes, and approximately 45,000 students, the district is also the largest and most complex.

Geographically, the City of Newark includes an area of approximately twenty-six square miles. While politically a whole, the city is divided into numerous communities. These communities are determined in part by social, economic and cultural interests. The communities are also physically defined by major roads, highways, railroad lines and/or large public parks.

STUDENT POPULATION The district serves a culturally diverse student population. Approximately 64% of the students are African-American, 27% are Latino, 8% are Caucasian, and 1% are Asian or Native American. Approximately 8,000 (19%) of the district's students are foreign-born, with 3,000 having been in this country less than three years. Economically, 83% of the district's students qualify for free or reduced lunch. Instructionally, 4,550 students receive some level of special education service.

FACILITIES The majority of the district's school buildings are extremely old and educationally outdated. The original Lyons Farm School building burned down and was rebuilt in 1784. (The last and only time The Newark Public Schools was able to complete a district-wide building program.) The 1784 building is still standing, but fortunately was retired as an active school in 1902. Lafayette Street School, with an original wing built in 1848, has the distinction of being the oldest operating school building in New Jersey. Fifty-

DISTRICT SUMMARY

seven of the district's schools are over fifty years old. Twenty-six school buildings are over one hundred years old. Over the years, there have also been seventy-nine major additions to existing schools. Fifty-five of these additions are more than fifty years old, and nine are over one hundred years old.

DISTRICT ORGANIZATION In 1995, as a first step towards decentralizing the district and bringing the educational structure closer to the communities, the district was divided into five School Leadership Teams (SLTs). Four of the SLTs address elementary and middle school educational programs in a given geographical region. SLT I includes the East and Central Wards, SLT III the South Ward,



SLT IV the North Ward, and SLT V the West Ward. The fifth SLT, SLT II, includes all thirteen of the district's secondary schools, located throughout the city. This first step towards decentralization has proven very effective in directly addressing the specific educational needs of the various communities and in promoting increased parent and community understanding and involvement in the educational system.

The Newark Public Schools is committed to maintaining its historic, neighborhood-based school system, supplemented as appropriate with certain model or theme schools. Superimposed over a very large geographic area that is subdivided into sectors by major highways, rail lines, or public parks, the district may not meaningfully be analyzed as a whole. To recognize the importance of the sectors and significance of the physical barriers, the Facilities Management Plan is presented in accordance with the five SLTs.

All of the previously described factors are being considered as The Newark Public Schools plan for the future. While these factors serve as major constraints, they have not prevented the district from moving forward. The district recognizes and understands the value of a three-tiered educational structure (K-5, 6-8, and 9-12), and for the last several years each SLT serving PK-8 has been working toward that structure. In many cases, however, the available physical facilities have been the greatest impediment to change. Indeed, the wide variety of grade configurations currently in the district is the direct result of trying to maximize the use of existing facilities to provide needed educational programs.

The district also recognizes the educational value of smaller schools. (Several district elementary schools currently have enrollments of over 1,000 students.) Again, the realities of the existing facilities serve as a major constraint. Through the implementation of the district's FMP, it is anticipated that there can be a significant shift towards the K-5, 6-8, 9-12 grade structure, with elementary schools of 500 to 600 students, middle schools of 600 to 800 students, magnet and alternative high schools, and comprehensive high schools reorganized into academies or houses.

In developing the FMP, The Newark Public Schools has created a vision of education for Newark that will take the city well into the 21st century. However, as the district prepares for the future, it cannot overlook the educational needs of the 45,000 students it serves today. Disruption of the educational programs must be minimized and involvement and input from the entire community realized. Full implementation of the plan will therefore require a significant amount of time and effort. The district is fully committed to dedicating whatever effort is necessary to successfully complete the Facilities Management Plan so that the infrastructure can adequately support the district's programs and foster student success.

Plan Overview

BACKGROUND The Newark Public Schools Five-Year Facilities Management Plan reflects nine months of intense planning efforts that began with the issuance of the FMP requirements on September 22, 1998.

BASIS FOR DEVELOPMENT The Facilities Management Plan was developed under the overall supervision of Dr. Beverly L. Hall, State District Superintendent, Beatrice Collymore, Deputy State District Superintendent, Leonard Hellenbrand, Chief Operations Officer, and Robert E. Buxbaum, Interim Executive Director, Facilities Management. The FMP was managed internally by Corwin Frost, AIA, Facilities Consultant. Major contributions were made by Dr. Jack Duggan, Department of Student Information Services, Dr. Raymond Lindgren, Department of Teaching & Learning, and Assistant Superintendents Anzella Nelms (SLT I), Kathy Augustine (SLT II), Dr. Efthimia Chrystie (SLT III), Lydia Silva (SLT IV), and Dr. Donald Marinaro (SLT V).

After completion of the Existing Facilities Evaluation, findings pertaining to building condition, capacity, and educational adequacy were reviewed with SLT administrators and the Facilities Advisory Board. As per the directive of the Facilities Advisory Board, a series of planning meetings was then held with the Assistant Superintendents and key staff members in charge of each SLT in order to discuss the findings and particular SLT facilities objectives. Also represented at the planning meetings were the Departments of Facilities Management, Teaching & Learning, and Student Information Services.

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The outline of a redevelopment plan for each SLT building was developed during these meetings. Each SLT then held a series of meetings with principals, parents, and School Management Teams to present the proposed plan and obtain feedback. Following those meetings, the plan was formalized and presented to the State District Superintendent and Facilities Advisory Board for approval. Due to the time constraints of developing the Facilities Management Plan, public participation was highly compressed and additional efforts will be needed to disseminate the plan and engage the City government and key constituencies in dialogue as it develops.

CRITICAL ISSUES Physical Plant:

- The average age of a Newark public school is 80 years. The average age of an Abbott district school is 58 years. The average age of a Newark public school addition is 68 years. The average age of an Abbott district school addition is 35 years.
- The projected cost to correct all functional, life cycle, and current code deficiencies recorded for school buildings currently operated by The Newark Public Schools was calculated to be **\$387,035,782**. (This figure is based on criteria and unit cost data set forth by NJDOE.)
- Except for a few schools that were constructed or renovated in the 1990s, each Newark public school requires significant upgrades to repair or replace items that are no longer functional,

replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.

CRITICAL ISSUES Capacity/Program Spaces:

- Three of the five SLTs do not have adequate capacity to accommodate the projected enrollments. Two SLTs have surplus capacity due to the demolition of public housing units.
- The majority of Newark's schools were located to serve student population needs of 50 to 100 years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Most schools that have excess capacity are not located in areas that can help alleviate overcrowding in nearby schools.
- Many of the schools are much smaller than the 460-student elementary school and 675-student middle school size advocated in the NJDOE Abbott Model while others are much larger.
- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards. Also, most schools do not adequately provide the specialized spaces advocated in the Newark Facilities Model.

CRITICAL ISSUES Particularized Needs and Conditions:

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 with limited busing.
- Many schools currently offer little or no on-site parking or play areas.

The **PROPOSED RECONFIGURATION PLAN** is summarized on the following table. For the specific plan details, refer to the five SLT sections following the District Summary.

TABLE 1

Proposed Reconfiguration Plan

| | EXISTING | PROPOSED | SCOPE OF WORK (Bldgs.) | | Total Proj. Cost | COST DATA | |
|---------------|----------------------|---------------------|------------------------|--------------|------------------|-------------------|----------------|
| | | | New School | Ren/Addition | | Funding Allowance | Variance |
| SLT I | 5 Elem. Schools | 4 Elem. Schools | 4 | 0 | | | |
| | 12 Elem./Middle Sch. | 9 Elem./Middle Sch. | 8 | 1 | | | |
| | 1 Middle School | 2 Middle Schools | 2 | 0 | | | |
| | 1 SE School | 1 SE School | 0 | 1 | | | |
| | 19 Buildings Total | 16 Buildings Total | 14 | 2 | \$354,245,902 | \$221,827,233 | \$132,419,669 |
| SLT II | 4 Magnet HS | 4 Magnet HS | 1 | 3 | | | |
| | 6 Comprehensive HS | 6 Comprehensive HS | 2 | 4 | | | |
| | 2 Alternative HS | 2 Alternative HS | 0 | 2 | | | |
| | 12 Buildings Total | 12 Buildings Total | 3 | 9 | \$ 387,401,463 | \$ 318,721,806 | \$ 68,679,657 |
| SLT III | 5 Elem. Schools | 4 Elem. Schools | 2 | 2 | | | |
| | 11 Elem./Middle Sch. | 9 Elem./Middle Sch. | 5 | 4 | | | |
| | 1 Middle School | 1 Middle School | 1 | 0 | | | |
| | 16 Buildings Total | 14 Buildings Total | 8 | 6 | \$ 292,008,296 | \$ 187,079,589 | \$ 104,928,707 |
| SLT IV | 6 Elem. Schools | 12 Elem. Schools | 10 | 2 | | | |
| | 11 Elem./Middle Sch. | 2 Elem./Middle Sch. | 0 | 2 | | | |
| | 1 Middle School | 4 Middle Schools | 2 | 2 | | | |
| | 18 Buildings Total | 18 Buildings Total | 12 | 6 | \$ 344,846,028 | \$ 219,396,306 | \$ 125,449,722 |
| SLT V | 7 Elem. Schools | 6 Elem. Schools | 4 | 2 | | | |
| | 4 Elem./Middle Sch. | 3 Elem./Middle Sch. | 2 | 1 | | | |
| | 2 Middle Schools | 2 Middle Schools | 0 | 2 | | | |
| | 1 SE School | 1 SE School | 0 | 1 | | | |
| | 14 Buildings Total | 12 Buildings Total | 6 | 6 | \$ 218,388,048 | \$ 147,748,656 | \$ 70,639,392 |
| School Totals | 23 Elem. Schools | 26 Elem. Schools | 20 | 6 | | | |
| | 38 Elem./Middle Sch. | 23 Elem./Middle | 15 | 8 | | | |
| | 4 Middle Schools | 9 Middle Schools | 5 | 4 | | | |
| | 2 SE School | 2 SE Schools | 0 | 2 | | | |
| | 4 Magnet HS | 4 Magnet HS | 1 | 3 | | | |
| | 6 Comprehensive HS | 6 Comprehensive HS | 2 | 4 | | | |
| | 79 Buildings Total | 72 Buildings Total | 43 | 29 | \$ 1,596,888,737 | \$ 1,094,773,590 | \$ 502,115,147 |
| Misc. | | Support Facilities | | | 77,779,498 | 12,385,750 | 65,393,748 |
| | | Year 1 Rehab Proj.* | | | 20,119,193 | 20,119,193 | 0 |
| | | DISTRICT TOTALS | | | \$ 1,694,787,428 | \$ 1,127,278,533 | \$ 567,508,895 |

Existing Facilities Evaluation: Introduction and Methodology

"Each district shall undertake an evaluation of all existing educational facilities as well as any other district-owned facilities which are unused and which are potential educational facilities..."

"Facilities Management Planning Guidelines,
Abbott District Five-Year Facilities Management Plans"
September 22, 1998

METHODOLOGY During the fall of 1997, Abbott Districts were required to survey each school building, noting the age and condition of each building component, current code deficiencies, and existing room provisions. The facilities information recorded in this study, which is referred to as the "1997 Facilities Assessment," now forms the core of the electronic database provided by the New Jersey Department of Education to aid in the development of the Abbott District Five-Year Facilities Management Plan. This database has been reviewed and updated in order to achieve the following goals:

- *Address new reporting requirements.* The electronic database was updated in order to respond to new reporting requirements not included in the 1997 Facilities Assessment that determine school capacity, educational adequacy, and building deficiencies. New optional reporting requirements that are not used in automated reports or to budget upgrades were not addressed.
- *Update the facilities database.* The facilities database was edited to reflect upgrades that have been completed by the

DISTRICT SUMMARY

district since the 1997 Facilities Assessment, as well as new deficiencies which have occurred since that time.

- *Correct errors or omissions.* The data collected in the 1997 Facilities Assessment was originally documented on a survey form by consultants retained by The Newark Public Schools. The data was then entered into an electronic database by the New Jersey Department of Education and subsequently into the current facilities management database. This transfer of data required a careful review in order to ensure that the original survey data was properly recorded in the database and conformed to the new reporting requirements. In addition, the room list for each school was reviewed and expanded to include all existing spaces, including offices and classroom support spaces. However, due to the enormity of the task of reviewing and editing data for over eighty buildings, it is likely that modifications will continue to be made as the data is further reviewed.
- *Promote clarity and further ease of use.* The Newark Public Schools endeavored to create an accurate facilities database that is both understandable and helpful in managing its facilities beyond the completion of the five-year plan. This required a comprehensive editing of all physical plant information so that the automated reports generated from the electronic database could be easily understood and reviewed. The rooms were also renamed so that they conform to the terminology used in the

District Facilities Model, as described in the "Educational Programs Summary Report."

REPORT CONTENTS & ORGANIZATION This summary report contains a synopsis of reports from the official NJDOE submission under each SLT section.

SUMMARIES

- The **SUMMARY OF FINDINGS** provides an overview of the physical status of the schools. A detailed statistical summary of each school is also provided.
- The **SUMMARY OF EXISTING CONDITIONS** tabulates the Deficiency Correction Budget, Building Replacement Value, and Facility Condition Index (FCI) for each school building.
- The **FACILITY CONDITION REPORT** calculates the "Facility Condition Index" (FCI) for each school and the scope of corrections necessary to achieve an FCI of .10. (The automated report offered in the NJDOE Project Web Site does not include deficiencies that were categorized as "educational adequacy." Therefore, a manual report was created that includes all reported physical plant deficiencies.)

- **GROSS SQUARE FEET PER STUDENT ANALYSIS** examines excess building square footage in terms of the Abbott District Facilities Model. (*Excess room square footage will be examined in the District Facilities Model and Project Summaries.*)
- The **FACILITY MODEL SPACE ANALYSIS** provides an overview of the specialized spaces that are currently provided at each school and those that are missing.

NJDOE OFFICIAL SUBMISSION In addition to fuller versions of the reports listed above, the official NJDOE submission contains the following reports and automated reports:

REPORTS

- The **CORRECTED DEFICIENCIES SUMMARY** lists items that were noted as deficiencies in the 1997 Facilities Assessment but have since been corrected by the district. These corrected deficiencies have been updated in the database.
- The **FACILITIES OPERATIONS REVIEW REPORT** provides an overview of utility, transportation, and staffing costs for each school.

AUTOMATED REPORTS

- The **EXISTING FACILITIES DEFICIENCIES REPORTS** list deficiencies and associated correction budgets for each school on an item-by-item basis.
- The **UNHOUSED STUDENT CALCULATION REPORTS** calculate the existing capacity of each school based on the prescribed NJDOE methodology and the rooms inventory entered into the database.
- The **EDUCATIONAL ADEQUACY REPORTS** list all spaces found in each school and whether they meet criteria set forth by NJDOE concerning square footage, ceiling heights, utilities, etc. Adequacy is determined, however, only for spaces included in the Abbott District Facilities Model.
- The **MISSING MODEL SPACES REPORTS** list all spaces for each school that are proposed in the Abbott District Facilities Model but are not currently provided.

TABLE 2

District Statistical Summary

| EXISTING CONDITIONS | | | | | | | | | | | |
|-----------------------------|---------------------------------------|-------------------------------|---------------------------|---|------------------------|-------------------|------------------------------------|----------------------------------|------------------------------------|----------------------------|--|
| CAPACITY & ENROLLMENT | | | | INFRASTRUCTURE (excl. educational adequacy) | | | | | | | |
| Capacity as per NUOE | 1998-99 Actual Enroll ¹ | Proj. Enroll. ** (by Sch.) | Proj. Missing Capacity | School Sites (facets) | Number of Buildings | Total Gross SF | GSF/Student (based on capacity) | Avg. Sch. Age (orig. section) | Delinquency [Correction Budget] | Blgd. Replacement Value | |
| SLT I: | | | | | | | | | | | |
| Central | 4,780 | 4,054 | 5,104 | -324 | 24.56 | 10 | 911,190 | 190.83 | 45,954,721 | 109,030,000 | |
| East | 3,144 | 4,389 | 4,758 | -1,614 | 7.18 | 9 | 506,415 | 161.07 | 27,228,426 | 58,563,125 | |
| SLT I TOTALS | 7,924 | 8,443 | 9,862 | -1,938 | 31.74 | 19 | 1,417,605 | 178.90 | 73,183,147 | 167,593,125 | |
| SLT II TOTALS | | | | | | | | | | | |
| | 11,230 | 9,736 | 13,089 | -1,859 | 35.90 | 12 | 2,316,105 | 206.24 | 88,373,218 | 287,013,125 | |
| SLT III: | | | | | | | | | | | |
| North | 5,460 | 5,118 | 4,743 | +717 | 16.19 | 9 | 792,835 | 145.21 | 43,763,361 | 103,221,875 | |
| South | 3,830 | 3,613 | 3,496 | +334 | 16.79 | 7 | 702,380 | 183.39 | 34,574,322 | 87,797,500 | |
| SLT III TOTALS | 9,290 | 8,731 | 8,239 | +1,051 | 32.98 | 16 | 1,495,215 | 160.95 | 78,337,683 | 191,019,375 | |
| SLT IV: | | | | | | | | | | | |
| East | 5,166 | 5,674 | 6,298 | -1,132 | 11.95 | 11 | 932,311 | 180.47 | 41,730,969 | 115,995,000 | |
| West | 3,215 | 3,786 | 3,940 | -725 | 10.36 | 7 | 438,779 | 136.48 | 23,242,844 | 49,938,125 | |
| SLT IV TOTALS | 8,381 | 9,460 | 10,238 | -1,857 | 22.31 | 18 | 1,371,090 | 163.60 | 64,973,813 | 165,933,125 | |
| SLT V: | | | | | | | | | | | |
| East | 5,399 | 3,624 | 3,549 | +1,850 | 14.46 | 8 | 871,090 | 161.34 | 52,887,470 | 108,886,250 | |
| West | 3,063 | 3,166 | 2,896 | +167 | 10.94 | 6 | 432,195 | 141.10 | 29,280,451 | 54,024,375 | |
| SLT V TOTALS | 8,462 | 6,790 | 6,445 | +2,017 | 25.40 | 14 | 1,303,285 | 154.02 | 82,167,921 | 162,910,625 | |
| SCHOOL TOTALS | 45,287 | 43,160 | 47,873 | -2,586 | 148.33 | 79 | 7,903,300 | 174.52 | 387,035,782 | 974,469,375 | |
| MISC.: | | | | | | | | | | | |
| District Support Bldgs. *** | | | | | | | | | | | |
| Year 1 Rehab/ Projects **** | | | | | | | | | | | |
| DISTRICT TOTALS | | | | | | | | | | | |

* Existing enrollments do not include Charter School students.

** Does not include new preschool programs. Assumes a redistribution of SE students to neighborhood schools in accordance with district averages.

*** Includes new central administrative and service facility, new stadium, and upgrades to Uinterman Field.

**** Potential 1998-2000 Capital Outlay Projects pending NUOE approval (see Annual Facilities Budgets)

TABLE 2 (continued)

District Statistical Summary

| PROPOSED RECONFIGURATION | | | | | | | | | |
|----------------------------|-------------------------|------------------|-------------|------------|---------------------------|--------------------|-------------------|-------------|--|
| | CAPACITY/INFRASTRUCTURE | | | | COST DATA | | | | |
| | Number of Schools | Maximum Capacity | GSF/Student | Total GSF | Gross SF New Construction | Total Project Cost | Funding Allowance | Variance | |
| SLT I: | | | | | | | | | |
| Central | 8 | 5,410 | 194.97 | 1,054,791 | 805,496 | 169,268,087 | | | |
| East | 8 | 5,478 | 169.38 | 927,851 | 927,851 | 184,978,815 | | | |
| SLT I TOTALS | 16 | 10,888 | 182.09 | 1,982,642 | 1,733,347 | 354,246,902 | 221,827,233 | 132,419,669 | |
| SLT II TOTALS | 12 | 15,537 | 183.14 | 2,845,417 | 1,115,426 | 387,401,463 | 318,721,806 | 68,679,657 | |
| SLT III: | | | | | | | | | |
| North | 8 | 6,307 | 164.07 | 1,034,763 | 794,110 | 180,769,071 | | | |
| South | 6 | 4,299 | 192.54 | 827,750 | 344,100 | 111,237,225 | | | |
| SLT III TOTALS | 14 | 10,606 | 175.61 | 1,862,513 | 1,138,210 | 292,006,296 | 187,079,589 | 104,926,707 | |
| SLT IV: | | | | | | | | | |
| East | 12 | 7,517 | 177.82 | 1,336,651 | 828,206 | 201,950,740 | | | |
| West | 6 | 4,618 | 172.03 | 794,419 | 676,024 | 142,895,288 | | | |
| SLT IV TOTALS | 18 | 12,135 | 175.61 | 2,131,070 | 1,504,230 | 344,846,028 | 219,396,306 | 125,449,722 | |
| SLT V: | | | | | | | | | |
| East | 7 | 4,184 | 215.52 | 901,748 | 323,823 | 127,532,781 | | | |
| West | 5 | 3,427 | 172.15 | 589,965 | 360,170 | 90,855,267 | | | |
| SLT V TOTALS | 12 | 7,611 | 195.99 | 1,491,713 | 683,993 | 218,388,048 | 147,748,656 | 70,639,392 | |
| SCHOOL TOTALS | 72 | 56,777 | 181.65 | 10,313,355 | 6,175,206 | 1,596,888,737 | 1,094,773,590 | 502,115,147 | |
| MISC.: | | | | | | | | | |
| District Support Bldgs.*** | | | | | | 77,779,498 | 12,385,750 | 65,393,748 | |
| Year 1 Rehab/ Projects**** | | | | | | 20,119,193 | 20,119,193 | 0 | |
| DISTRICT TOTALS | | | | | | 1,694,787,428 | 1,127,278,533 | 567,508,895 | |

* Existing enrollments do not include Charter School students.

** Does not include new preschool programs; Assumes a redistribution of SE students to neighborhood schools in accordance with district averages.

*** Includes new central administrative and service facility, new stadium, and upgrades to Utermann Field.

**** Potential 1999-2000 Capital Outlay Projects pending NJDOE approval (see Annual Facilities Budgets)

District Facilities Model

"Develop District Facilities Model. Based on the Abbott District Facilities Model, each district shall develop a district-wide model of its own facilities requirements ..."

"Facilities Management Planning Guidelines,
Abbott District Five-Year Facilities Management Plans"
September 22, 1998

INTRODUCTION The Facilities Management Planning Guidelines require that each district develop a district-wide model describing its own facilities requirements. In order to facilitate the development of the Facilities Management Plan and promote discussions that analyze program space objectives, many of these reporting requirements were addressed in the "Educational Programs Summary Report" that was developed for each of the five SLTs at the beginning of this planning effort.

The Educational Programs Summary Reports, which were previously submitted to the New Jersey Department of Education on December 23, 1998 and are electronically stored on the Project Web Site, include the following relevant information:

- An overview of The Newark Public Schools and its programs.

DISTRICT SUMMARY

- Summaries of existing and proposed programs and ideal space provisions, including narrative justifications for spaces that are not included in the Abbott District Facilities Models.
- Discussion of the desired school grade level organization for each SLT.
- Educational program inventory forms for each school, organized by SLT and school type, describing programs, frequency of instruction, and existing and proposed program space provisions.

Summaries of the above for the District Facilities Model are provided on the following pages. Pending the completion of Whole School Reform efforts, the facilities models are applied district-wide.

It is the objective of The Newark Public Schools to adhere to the Abbott District Facilities Model in terms of grade alignment and school capacity as much as feasible given existing school sizes, site limitations, and school sending area considerations.

TABLE 3 **District Facilities Model**

| | K-5 Elementary Schools | 6-8 Middle Schools | 9-12 High Schools | Totals |
|---|------------------------------|--------------------------|-------------------------|--------|
| Abbott Model Target Capacity | 460 | 675 | 900 | |
| Existing Enrollments | 24,152 | 9,147 | 9,736 | 43,035 |
| Target Number of Schools (based on Abbott Model) | 53 | 15 | 11 | 79 |
| Proposed Enrollments (excluding new PK programs) | 22,367 | 10,237 | 13,083 | 45,687 |
| Target Number of Schools (based on Abbott Model) | 49 | 16 | 15 | 80 |
| EXISTING NUMBER OF BUILDINGS including owned and leased facilities and annexes | | | | 79 |

Required Instructional Areas

The district's educational and support programs are designed to meet the serious needs that many of its students possess. Economically, 83% of the district's students qualify for free or reduced lunch. Instructionally, 4,550 students receive some level of special education service, ranging from self-contained classroom instruction to resource room instruction to counseling and support services. In recent years, the district has embarked on a concerted effort to reduce the number of classified students receiving services outside of the district by expanding district services to meet a broader scope of needs.

The Newark Public Schools is committed to providing educational environments that support curriculum objectives and foster student success. In order to support this goal, the district has created "Facilities Models" for each school type that promote hands-on, inquiry-based, technology-infused instruction. General considerations that are addressed in the models are summarized below.

- The New Jersey State Core Curriculum Content Standards, as well as other state reports and national studies and standards, put a premium on critical thinking and hands-on learning. The ESPA, GEPA, and HSPA include components involving working with manipulatives and individual student presentations. Research has clearly established that students retain and understand best what they experience through exploration and student-centered learning activities. All of these factors strongly support the need for facilities, such as science, art and music rooms, that allow these experiences to occur.

DISTRICT SUMMARY

- Newark schools are viewed as "community schools" that serve student *and* community educational, health and social needs, before, during and after the school day. Linking the community and the schools is viewed as one way to enhance student success and foster the importance of school in everyday life. Spaces such as auditoriums, gymnasiums, and other instruction spaces are critical in fulfilling this mission and promoting positive community and school interaction.
- Programs and the quality of their accommodations are critical in fostering a positive student attitude toward school and providing experiences to which Newark students may not otherwise be exposed. Specialized spaces also break up the potential monotony of the school day and declining student attentiveness by providing different stimulating learning environments.
- State mandates regarding career preparation and workplace readiness necessitate facilities that support these types of programs. This typically requires highly specialized spaces that offer real-life simulations.

The type and size of instructional spaces required at each grade level to support the district's educational programs are summarized in the following table. The number of spaces needed per grade level will be determined in conjunction with the development of the target space programs. These numbers will be based on frequency of instruction and prescribed Abbott Model class size practices as applicable.

As the tables indicate, many of the program spaces advocated in the Newark Elementary and Middle School Facilities Models exceed the Abbott Models in terms of space type and/or size. Many of these spaces already exist in the district's schools, while others are desired to enhance program delivery and foster student success.

Newark's public high schools will be undergoing a comprehensive restructuring into themed schools of choice. These programming efforts may affect the specialized space needs presented in the District Facilities Model.

TABLE 4

K-12 Facilities Model

| Instructional Space | Maximum Class Size | Square Feet per Room | | PRESCRIBED INSTRUCTIONAL SPACE TYPES FOR EACH GRADE | | | | | | | | | | | | |
|--|--------------------|-------------------------|----------------|---|---|---|---|---|---|---|---|---|---|----|----|----|
| | | Abbott Model | Newark Model | ■ = Conforms with Abbott District Facilities Model ○ = Exceeds Abbott Model (all schools) ● = Exceeds Abbott Model (select schools) | | | | | | | | | | | | |
| | | | | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Art Room/ES (incl. support) | 23 | 1,250 (shared w/ music) | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Art Room/MS (incl. support) | 23 | 1,200 | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Art Studio/HS (incl. Support) | 24 | 1,200 | 1,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Auditorium/Stage/ES/MS | varies | 0 | varies | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Auditorium/Stage/HS (incl. support spaces) | varies | 6,300 | 8,000 + | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Auto Shop (incl. support spaces) | 16 | 0 | 2,800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Business Office Lab | 24 | 0 | 1,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Cafeteria | varies | 16 sf/student | 16 sf/student | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Career Lab | 23 | 0 | 850 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Child Development Lab | 24 | 0 | 1,800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Computer/CAD Lab/ES | 23 | 850 | 1,000 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Computer/CAD Lab/MS | 23 | 1,200 | 1,000 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Computer/CAD Lab/HS | 23 | 1,200 | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Computer Lab/HS | 24 | 0 | 1,000 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Dance Studio | 24 | 0 | 2,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Drama/LGI Classroom | 24-75 | 0 | 1,800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Electronics Lab (incl. support spaces) | 16 | 0 | 1,800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Food Lab (incl. support spaces) | 24 | 0 | 1,500 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| General Classroom, or 1-3 | 21 | 850 | 850 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| General Classroom, or 4-5 | 23 | 800 | 800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| General Classroom, or 6-8 | 23 | 750 | 800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| General Classroom, or 9-12 | 23 | 750 | 750 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Graphic Arts Lab (incl. support spaces) | 24 | 0 | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Gymnasium/ES/MS | varies | 4,000-7,200 | 4,000-7,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Gymnasium/Aux. Gym/HS | varies | 10,000 / 3,400 | 10,000 / 3,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Health Demonstration Room | 23 | 0 | 900 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Home Economics Lab (incl. support) | 23 | 0 | 1,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |

TABLE 4 (continued)

K-12 Facilities Model

| Instructional Space | Maximum Class Size | Square Feet per Room | | PRESCRIBED INSTRUCTIONAL SPACE TYPES FOR EACH GRADE | | | | | | | | | | | | |
|--|--------------------|-----------------------|-------------------|---|---|---|---|---|---|---|---|---|---|----|----|----|
| | | Abbott Model | Newark Model | ■ = Conforms with Abbott District Facilities Model ○ = Exceeds Abbott Model (all schools) ● = Exceeds Abbott Model (select schools) | | | | | | | | | | | | |
| | | | | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Instrumental Music Room/ES/MS | varies | 0 | 1,400-2,000 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Instrumental Music Room/HS | varies | 0 | 2,400 + | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| ITV Room | 23 | 0 | 850 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Kindergarten Cirm. (incl. toilet) | 21 | 950 | 950 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Media Center & Support Spaces/ES/MS | 50-75 | 4,000-6,250 | 1,000-6,250 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Media Center/HS | 125 | 10,075 | 10,075 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Metal Shop (incl. support spaces) | 16 | 0 | 1,800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Music/Choral Room/ES (incl. support) | varies | 1,250 (shared w/ art) | 1,000-1,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Music/Choral Room/MS (incl. support) | varies | 1,200 | 1,200+ (per cap.) | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Music/Choral Room/HS (incl. support) | varies | 1,480 | 1,400 + | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Music Keyboard/MIDI Lab | 24 | 0 | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| OT/PT Room | 8 | 0 | 800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Photography Studio/Dark Room | 24 | 0 | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Practical Arts Lab | 23 | 0 | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Resource Center | varies | 0 | 300 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Science Demo. Room/ES/MS | 23 | 0 | 1,000 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Science Demonstration Room/HS | 24 | 900 | 1,200 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Science Lab (incl. prep room)/ES/MS | 23 | 1,200 | 1,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Science Lab/Prep Room/HS | 24 | 1,350 | 1,600 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Sewing Lab (incl. support spaces) | 24 | 0 | 1,300 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Self-Contained Special Ed. Cirm. | 12 | 600 | 800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Small Group Room (BS/ESL) | 12 | 400 | 400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Swimming Pool | -- | 0 | varies | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Technology Lab (incl. support) | 23 | 0 | 1,800 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Video/Arts Studio (incl. support spaces) | 16 | 0 | 1,600 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Weight Room | 18 | 0 | 1,500 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Wood Shop (incl. support spaces) | 16 | 0 | 2,400 | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |

Facilities Planning Alternatives

Overall, in a district such as Newark with very old and antiquated schools, there are no practical alternatives to replacing the buildings. Since the schools were constructed in accordance with the educational and building standards of another era, correction of life cycle, current code, and program space deficiencies in schools built prior to 1925 typically approach or exceed replacement costs. In many cases, the renovation of these schools cannot correct square footage and operational inefficiencies or maximize site use and the provision of exterior play space.

The proposed Facilities Management Plan for The Newark Public Schools addresses physical plant and program space deficiencies within the framework of the NJDOE Abbott District Facilities Model for grade configuration and school size as much as practical. The plan provides a high degree of efficiency, with gross square feet per student reduced when considered collectively for all schools. Program space parity is achieved in every building, with the capacity fully utilized by students in the surrounding neighborhoods.

The NJDOE Facilities Management Plan Guidelines requires that facilities needs be considered in the context of alternative approaches including realignment of grade organizations, sending area realignment, educational technology, alternative scheduling options, alternative facilities, and alternative program delivery. During the planning process all these approaches were considered and, in many instances, are included in the plan.

DISTRICT SUMMARY

ALTERNATIVE GRADE ORGANIZATIONS The Newark FMP facilitates the provision of elementary school programs to students in grades K-5 and middle school programs to students in grades 6-8. Alternative grade organizations, however, are included in the plan as required to maximize the use of existing facilities. This has resulted in a mix of K-2, K-5, and K-8 schools in some of the SLTs. These determinations were made based on a combination of historic and practical considerations, including the most efficient way to structure each school in relation to its appropriate size and the neighborhood served.

The present wide variety of grade configurations is, to a great extent, the result of the district's need to maximize the utilization of existing structures, which in many cases are over 100 years old. There is a strong understanding in the district of the merit of the K-5, 6-8, 9-12 educational structure, as well as the value of controlled enrollment limits per school. The district has already embarked on a school restructuring program, using present facilities to the extent possible, to move towards these two goals. The proposed Facilities Plan would result in significant further positive movement in both areas.

SENDING AREA REALIGNMENT The existing locations of most of Newark's public schools are based on the population needs of fifty to one hundred years ago. Realignment of sending areas is therefore an inherent and important component in the plan, especially where the construction of new schools and restructuring of existing ones will mandate the realignment of sending areas. During the planning process, school enrollments were balanced as much as possible in

order to create efficient schools sizes. Smaller schools typically only resulted when schools were geographically isolated or maintained to maximize the use of existing facilities.

ALTERNATIVE SCHEDULING OPTIONS Newark's public schools are used as "community buildings" that meet student and community health and social needs, as well as educational needs before, during, and after the school day. Each school typically operates beyond the normal school day and during summer break to accommodate extracurricular, supplemental, and community programs. These programs have proven to help increase student school attendance and performance. An extended school day or year-round schooling would require additional facilities for these successful programs to continue.

The Newark Public Schools continues to work to maximize both the educational opportunities available to district students and the use of district facilities. Commencing with the 1998-99 school year, the official school day was extended by twenty minutes. Further extensions to the school day are under consideration, pending district review and contract negotiations. At several of the district secondary schools classes are offered, on a limited basis, both before and after the regular eight period day, with some students therefore having up to a ten period day. The West Side High School facility is also the location for Newark Evening High School, which offers a full range of secondary courses during the evening throughout the school year.

The district's Office of Adult Education provides an extensive offering of daytime and evening classes throughout the city. These classes are offered at both district and community sites. During the 1998-99 school year, two schools, Montgomery Alternative High School and Quimman Street Elementary School, provided space for daytime adult classes. Ten schools, Abington Avenue, Roberto

Clemente, Cleveland, East Side, Eighteenth Avenue, Franklin, Dr. William Horton, Mount Vernon, Weequahic, and Wilson Avenue, were locations for evening adult classes.

The district's After School Youth Development Program (ASYDP) provides extensive educational enrichment opportunities for district students during the afternoon and evening throughout the school year. During the 1998-99 school year, these programs were offered at 44 district schools. The ASYDP ran from 3:00 p.m. to 6:00 p.m. at nine sites, from 6:00 p.m. to 9:00 p.m. at two sites, and from 3:00 p.m. to 9:00 p.m. at the remaining thirty three sites.

During the summer of 1999, fifty-eight district schools will be utilized for instructional programs. These programs include offerings provided by the district as well as programs sponsored by the city and other municipal groups. The specific buildings utilized each year for summer programs vary based on program needs, geographical considerations, physical constraints (currently no school in the district is air conditioned.), and the need to make buildings available during summer hours for renovations and repairs.

ALTERNATIVE FACILITIES The Newark Public Schools has a history of utilizing non-district resources in order to address program and capacity needs. This includes leasing additional classroom space to meet capacity needs at various K-8 schools. Over 90 % of the district's early childhood program will be housed and provided by outside providers. The district also utilizes seventeen community sites for adult education programs offered by the Office of Adult Education.

Alternative facilities will continue to be used wherever possible to temporarily relieve overcrowding and serve as swing space during construction. (Two underutilized parochial school buildings in the

North Ward are being investigated for possible temporary use.) However, existing facilities that are suitable and legal for educational purposes and available to buy or lease, are extremely scarce in Newark, and do not offer a practical or economical long-term solution to space needs.

ALTERNATIVE PROGRAM DELIVERY Alternative Program Delivery is currently being used for early childhood programs and for certain other specialized programs. The expanded pre-school program, mandated as part of Whole School Reform, will make extensive use of community providers. There are, and will be, other programs

conducted in partnership with private industry and organizations. These include the district's Extended Classroom Experiences Program (offered in partnership with NJPAC, Liberty Science Center, The Newark Public Library, The Newark Museum, and the New Jersey Historical Society), Project Grad (in partnership with the Lucent Technologies Foundation), and the Learning through the Lens of Science Program (in partnership with the Bristol-Myers Squibb and Lucent Technologies Foundations). These programs have little or no impact on space needs.

Support Buildings

The scope of work included in the Facilities Management Plan for support or non-instructional buildings, excluding SLT offices which are included elsewhere, is as follows:

CENTRAL ADMINISTRATIVE & SERVICE FACILITY A new facility of 300,000 square feet is proposed. This will replace the existing leased offices as well as the several warehouse locations. A tentative space program is as follows:

WAREHOUSE/SHOPS

| | |
|--------------------------------|-------------|
| Supply Warehouse | 20,000 |
| Fixed Assets | 40,000 |
| Maintenance & Repair Shops | 30,000 |
| Maintenance & Repair Warehouse | 8,000 |
| Computer Storage | 1,500 |
| Receiving, Offices, etc. | 500 |
| Subtotal | 100,000 NSF |
| Grossing Factor (1.25) | 25,000 |
| Total | 125,000 GSF |

CENTRAL KITCHEN

| | |
|--------------------------------------|--------|
| Receiving Dock | |
| Storage (Dry, Freezer, Refrigerated) | 14,000 |
| Ingredient Room | 800 |
| Cold Food Preparation | 1,000 |
| Cold Food Prepared Inventory | 1,000 |
| Bakery | 2,000 |
| Cook-Chill Preparation | 750 |

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DISTRICT SUMMARY

CENTRAL KITCHEN (continued)

| | |
|-------------------------------|------------|
| Cook-Chill Inventory Cooler | 500 |
| Test Kitchen | 300 |
| Portioning & Cart Assembly | 2,500 |
| Dispatch Refrigeration | 1,800 |
| Tray-Utility-Pot Wash Area | 2,500 |
| Mechanical/Electrical | 1,200 |
| Offices | 2,000 |
| Subtotal | 30,350 NSF |
| Grossing Factor (1.3 approx.) | 9,650 |
| Total | 40,000 GSF |

CENTRAL ADMINISTRATION

(departmental breakdown pending) 135,000 GSF estimated

GRAND TOTAL (estimated)

300,000 GSF

SCHOOL STADIUM The School Stadium is structurally unsound and unusable. Three to four million dollars is needed to correct the structural deficiencies. The stadium is also vastly larger than is needed. The plan therefore proposes to demolish and rebuild it as a smaller facility at an estimated cost of \$6 million. This will also make room on the site for a proposed new middle school.

UTERMAN FIELD Uterman Field will be renovated to correct numerous functional deficiencies.

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Annual Facilities Budgets

"Annual Facilities Budgets- A summary of annual costs, by total and by project, to implement the FMP."

"Facilities Management Planning Guidelines,
Abbott District Five-Year Facilities Management Plans"
September 22, 1998

OVERVIEW Based on the phasing plan described in the previous section, the proposed annual budgets for the entire district, including support buildings, are as follows:

| | |
|---|---------------|
| Year 2000 | \$130,809,411 |
| <i>Includes \$20,119,193 for Capital Outlay Projects if not approved by NJDOE</i> | |
| Year 2001 | \$507,421,044 |
| Year 2002 | \$495,971,948 |
| Year 2003 | \$324,363,720 |
| Year 2004 | \$198,650,857 |

The yearly budgets include construction costs, based on unit cost criteria set forth by NJDOE, and project overhead and soft costs as described. While the project overhead and soft costs are representative of typical school construction projects, the construction budgets provided by NJDOE typically inadequately represent the higher cost of building in Essex County than in other parts of the state. However, in order to preserve the integrity of the database, the unit quantities and soft costs were not manipulated to create higher budgets that would be more representative of the Newark construction market.

DISTRICT SUMMARY

PROJECT OVERHEAD AND SOFT COSTS The total cost for each proposed project includes a comprehensive list of "project overhead" and "soft" costs that are typically realized on a school construction projects. These costs have been divided into the five categories described below. Limitations of the "Project Builder" software, which is provided by NJDOE to automate project costs, prevent the creation of additional, more specific categories.

- **PER YEAR PROJECT ESCALATION: 3%** A project cost escalation factor of 3% per year based on the phasing plan is included for annual inflation.
- **CONTINGENCIES AND GENERAL CONDITIONS: 20%** Contingencies for design and construction have been included, each at 5%. General conditions have been estimated at 10% of the building cost. (*NOTE: General conditions are considered a hard construction cost and not "project overhead" but cannot be included elsewhere in the reporting templates.*)
- **CONSULTANTS: 15%** Design and miscellaneous fees and costs are included in this line item. These include:
 - Architecture and Engineering Fees: 7%
 - Construction Management Fees: 3%
 - Misc. Consultants, Legal, Financial: 1%
 - Miscellaneous Costs (Plan Review, Printing): 1%
 - Furniture Allowance: 3%

SITE ACQUISITION Site needs were assessed for all schools included in the proposed redevelopment plan. This includes new schools on new sites, replacement schools on existing or nearby sites, and existing schools to be renovated with additions. Unless modified by specific considerations, the following was used as a guideline in determining site sizes:

- Elementary Schools: 1 acre minimum; 2 acres preferable
- Middle Schools: 3 acres
- High Schools: 4 acres minimum

For schools scheduled to be replaced or to receive additions, a specific assessment was made of additional lots needed to expand the open area of the existing site sufficiently to build a new school, while the existing school remains in operation.

Land values can vary widely in the City of Newark depending upon location, land use controls, and whether or not the land is improved and/or occupied. Site acquisition costs are based on the following assumptions:

- Industrial Properties and Open Land: City of Newark representatives advised that recent industrial property acquisition costs have averaged approximately \$1.2 million per acre. Including an allowance for demolition and site preparation costs, an average of \$1.5 million per acre was used in the FMP.
- Residential Properties: The City advised that acquisition of vacant residential property averages around \$280,000 per acre.

In many instances, however, adjacent properties have improvements on them and are occupied, causing this figure to be adjusted depending on location and specific conditions that include relocation and site preparation.

TEMPORARY CLASSROOMS Temporary classrooms will be required at several schools during renovations. An estimation of the number of students to be accommodated is provided. It is assumed that typical classroom-type trailers will be used as the model at this time. Costs include rental, delivery and removal, covered ramps and steps, foundations, miscellaneous educational, equipment, chalk, bulletin boards, public address and fire alarms, and miscellaneous moving/relocation costs.

NOTE: Another factor that can greatly affect project costs is the timing of all the Abbott District work. Too much work "on the street" at a single time will have a negative impact on competitive pricing. No allowance has been made for this in the soft costs.

It is likely that the work proposed in Newark's FMP will take ten to fifteen years to complete, rather than the five years contemplated in NJDOE's guidelines. Since most schools may not be renovated or replaced within the five year schedule, the district must address projects that make the existing facilities functional, safe and healthy, while providing the necessary educational spaces to meet the core curriculum standards in the interim.

Year 2000 Capital Rehabilitation Projects

The following summarizes the district's request for high-priority capital rehabilitation projects that are ready for construction and for which capital outlay funds have been requested but not yet granted by NJDOE. The remedial work described below is included as Year 1 projects in the FMP in the event that capital outlay funds are not approved and/or the proposed FMP schedule is not realized.

Due to the difficulty of coordinating a specific scope of work and realistic cost estimates particular to Newark and the uncertainty as to whether the projects will require funding as part of the FMP, there may be some minor duplication with the proposed scope of work in later years for the few schools that are being maintained. Any duplications, however, will be adjusted in a subsequent amendment to the FMP once the status of the proposed capital outlay projects is finalized.

A list of projects and associated costs that require Year 1 FMP funding if the capital outlay funds are not approved are as follows:

DISTRICT SUMMARY

- Asbestos Removal..... \$ 170,990.
- Fire Alarms..... 750,000.
- Masonry/Structural Repairs..... 2,000,000.
- Fire Escape Repairs 200,000.
- Generators 300,000.
- Sewer Repair 500,000.
- Electrical Upgrades..... 1,000,000.
- Heating, Ventilation and Air Conditioning..... 1,000,000.
- Window Replacement and Retrofit 1,000,000.
- Water Fountains..... 2,015,707.
- Program Change-In-Use..... 2,627,183.
- Special Education Compliance 2,573,345.
- Security 5,981,968.

TOTAL YEAR ONE / CAPITAL OUTLAY PROJECTS: \$20,119,193

Implementation Schedule

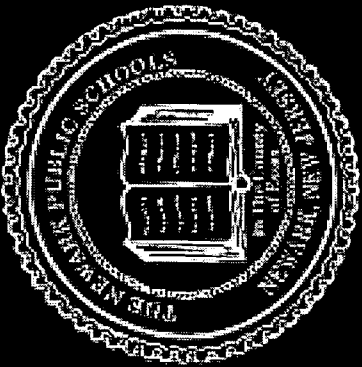
Each proposed project has been assigned a construction start in Years 1 through 5. Year 1 is defined under the NJDOE Facilities Management Plan Guidelines as May 2000. Absent other considerations such as sequencing requirements, projects were generally categorized as follows:

- **YEAR 1** Includes projects that are now in the design or programming/site acquisition phase and could be ready for a May 2000 construction start, and high-priority capital rehabilitation projects that are ready for construction and for which capital outlay funds have been requested but not yet granted.
- **YEAR 2** Includes new school building projects on new sites to provide needed capacity, and school building replacement projects on existing sites where no site acquisition is needed. (Site acquisition for new school sites will be required in Year 1.)
- **YEAR 3** Includes school building replacement projects where site acquisition is needed. (Site acquisition will be required in Year 2.)
- **YEAR 4** Includes major school building renovation and addition projects unless needed earlier to accomplish a specific purpose. In general, these projects cannot be done until the capacity needs are met in Years 1 through 3. Due to site and other limitations, many of these renovation and addition projects will need to be phased over two to three years, using temporary classroom facilities or other swing space options to house one-third to one-half the school's enrollment while construction is in progress.

DISTRICT SUMMARY

- **YEAR 5** Includes relatively minor renovation and addition projects in the schools that are newer or have been rehabilitated in recent years but still need specific improvements to adapt them to the Facilities Management Plan. In general, for replacement schools (wherever feasible), the plan calls for replacing schools on existing sites in order to minimize relocations, temporary facilities, and disruption. Where the existing available site area is insufficient for a new building, the plan calls for expansion of the existing site. When this is not practical or feasible, new sites may be required. Unless other considerations are present, these projects are placed in Year 3 to allow for site acquisition.

In specific instances, projects were shifted from these categories to reflect sequencing needs or other considerations. As a practical matter, it would be difficult to carry out the proposed volume of work for the entire district in five years. The scope of this plan is certainly greater than anything the school district has ever experienced for capital improvements, well exceeding its ability to effectively manage the projects under its current structure. The implementation of the plan should realistically extend eight to ten years and in all likelihood will take that long to implement the proposed scope of work. Also, during the natural course of refining the FMP and initiating the projects, site acquisition, project review, and other sequencing problems will also occur which will cause construction starts to shift. However, due to the age and condition of the buildings and severe lack of capacity in certain sectors, it is important to address as many of the district's facilities needs in the first five years as possible.



SLT I



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THE NEWARK PUBLIC SCHOOLS FIVE-YEAR FACILITIES MANAGEMENT PLAN

Summary of Findings

School Leadership Team I includes two distinct wards of the city—the East and Central. The East Ward contains nine school buildings, including three annexes. Ten schools are located in the Central Ward.

The East Ward, which is referred to as the Ironbound, is one of the most densely populated and oldest neighborhoods in Newark. Defined by clear boundaries, the Ironbound is served by rail, air and water connections, which make the area extremely accessible. Close to five hundred above-market-rate housing units have been built and sold in the last five years, and more are being built everyday. The Ironbound neighborhood has a vibrant identity and a strong sense of community values. Through the years, the Ironbound has attracted waves of immigrants and new businesses. Residents and businesses have fought many battles to defend the livability of the Ironbound and are currently seeking new ways to improve the quality of life in the community.

Currently, however, the livability of the Ironbound is at risk. Infrastructure and services such as roads, parking, schools, recreation areas, fire stations and other facilities are heavily overloaded. In the case of schools, classrooms sometimes have had as many as forty children and playgrounds have been turned into parking lots. Due in part to the condition of the outdated facilities, a large percentage of the Ironbound student population attends private institutions, adding to the financial burden of the working-class parents of these children.

SLT I

The Central Ward schools serve an area that was the center of the 1967 summer riots. During this era, there were 1,409 tenement apartment houses in the area, of which 1,247 were judged substandard. While the enrollment in the Central Ward has diminished over the years due to families leaving or the closing of public and private housing, there is a resurgence of new public and private housing all over this ward. Most of the students attending school in the Central Ward receive free lunch, which is an indication of the economic status of the area. Many students presently live in public housing and come to school in need of assistance with health and social needs. Because of the identified needs, most schools in the Central Ward provide after-school programs in an attempt to provide safe havens for the children. One school has a new health clinic that is opening this year.

Of the twenty-six schools in Newark that are over one hundred years old, fourteen are located in SLT I. This includes Lafayette Street School, which, with an original wing built in 1848, is the oldest operating school building in the State of New Jersey. Following closely behind Lafayette Street School are two Central Ward schools, Morton Street and Newton Street, whose original dates of construction are 1851 and 1866, respectively. Due to the age of the buildings and the programs that are needed to meet the students' needs, there is a real need for new schools and other major renovations in SLT I.

Critical facilities issues identified by the Existing Facilities Evaluation and Facilities Condition Report are summarized below. A detailed statistical summary with infrastructure, existing capacity,

projected enrollment, and unhoused student data for each SLT I school is provided in Table I.1.

PHYSICAL PLANT

- The average age of the original section of an SLT I school is 103 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.
- Only four of the nineteen buildings operated by SLT I were built in the twentieth century and only one was constructed in the last twenty-five years.
- Except for the Harold A. Wilson School, which was constructed in 1984, each SLT I school requires significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.
- The projected cost to correct all functional, life cycle and current code deficiencies identified in the nineteen buildings operated by The Newark Public Schools in SLT I was calculated to be **\$73,183,147**. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT I buildings totals \$167,593,125.
- All SLT I schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from

the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies. *(Although Harold A. Wilson Middle School was built in 1984, it has damaged interior ceiling finishes, numerous code deficiencies, and other small functional issues that marginally place the facility in poor condition.)*

- No school has a deficiency correction budget that exceeds replacement costs. Four buildings, however, have deficiency correction budgets that exceed 50% of replacement costs.

CAPACITY

- The majority of Newark's schools were located to serve student population needs of fifty to one hundred years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Most schools that have excess capacity are not located in areas that can help to alleviate overcrowding in nearby schools
- Most SLT I schools are severely overcrowded. Based on NJDOE calculation methodologies that are automated in the "Unhoused Student Calculation Reports" on the NJDOE Project Web Site, SLT I has an overall capacity deficit of 519 students in terms of *existing* enrollments and a capacity deficit of 1,938 in terms of projected enrollments.
- None of the schools in the central part of SLT I have adequate capacity to accommodate projected enrollments. Six of the ten schools in the eastern portion of SLT I have adequate capacity to accommodate projected enrollments based on current room use, although severe deficiencies exist in the other schools. McCarter Highway and the Northeast Corridor railroad pose

physical barriers that prevent reassignment of students from crowded schools in the eastern part of the SLT to schools with available capacity in the central part.

- NJDOE Abbott Model class size and classroom square footage standards have greatly reduced school capacities. (*See typical classroom sizes on summary table.*) Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.

NOTE: The methodology for the calculations was determined by NJDOE and incorporates the prescribed Abbott model class sizes of 21 students/room for grades K-3 and 23 students/room for grades 4-8. Capacity is prorated for classrooms that are smaller than the prescribed Abbott Model size, with zero capacity assigned to general classrooms sized less than 600 square feet. A capacity utilization factor of 90% is applied to elementary and middle schools.

- The existing capacity shortages have resulted in the loss of non-capacity contributing spaces such as art and music in many schools. The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark students within existing facilities will further reduce available capacity.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model (as discussed in the Educational Programs

Summary Report) which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology-infused instruction, and the particularized needs of Newark students, are provided inadequately or not at all.

- Many schools have basement instructional spaces that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT I consists of two early childhood centers, three elementary schools, twelve combined elementary/middle schools, one middle school, and one special education school. Three of the nineteen buildings are "annexes" located on nearby or remote sites. It is a district objective to consolidate the schools with annexes into one building, as well as to create separate elementary and middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- General education schools in SLT I serve from 241 to 1,096 students. Several schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographical basis, it is critical that equal accommodations be provided in each school throughout the

district so that each student is offered the same opportunities and experiences.

- Bus transportation is typically not provided to general education students. Traffic congestion, geographic barriers such as highways, the size of the district, and the lack of appropriate

student drop-off areas at the schools are not conducive to mass busing.

- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play area.

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on \$125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.

SLT I

NOTES

- * Existing enrollments do not include charter school students.
- ** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.
- *** Includes proposed 1999 addition.

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TABLE I.1

Existing Conditions: Capacity and Enrollment

| SCHOOL ID | | CURRENT USE | | CAPACITY & ENROLLMENT | | | | |
|-------------------------------------|-----|-----------------|--------|-----------------------|----------------------------|--------------------------------|------------------------|------------------------|
| | | Type | Grades | Capacity as per NJDOE | 1998-99 Actual Enrollment* | Proj. Enrollment** (by School) | Proj. Missing Capacity | Typical Classroom Size |
| SLT I/Central: | | | | | | | | |
| Burnet Street | 300 | Elem./Middle | PK-8 | 370 | 407 | 467 | -97 | 655-805 sf |
| Cleveland | 350 | Elem. | PK-5 | 452 | 382 | 408 | 44 | 800-935 sf |
| Dr. Martin L. King Jr. | 517 | Elem./Middle | K-8 | 650 | 582 | 613 | 37 | 740-930 sf |
| Eighteenth Avenue | 380 | Elem. | PK-5 | 465 | 333 | 377 | 88 | 600-815 sf |
| Harold A. Wilson | 465 | Middle | 6-8 | 368 | 241 | 304 | 64 | +800 sf |
| Morton Street | 560 | Elem./Middle | 1-8 | 557 | 479 | 493 | 64 | 695-720 sf |
| Newton Street | 580 | Elem./Middle | K-8 | 626 | 603 | 755 | -129 | 610-805 sf |
| Quitman Street | 605 | Elem./Middle | PK-8 | 900 | 643 | 1,323 | -423 | 810-1105 sf |
| Samuel L. Berliner (at Quitman St.) | 635 | SE | ungr. | 84 | 37 | 25 | 59 | 745 sf |
| Warren Street | 720 | Elem./Middle | K-8 | 308 | 347 | 339 | -31 | 420-705 sf |
| SLT I/Central TOTALS | | | | 4,780 | 4,054 | 5,104 | -324 | |
| SLT I/East: | | | | | | | | |
| Ann Street*** | 200 | Elem./Middle | 1-8 | 805 | 1,096 | 1,057 | -252 | 460-805 sf |
| Ann Street ECC (LEASED) | 201 | PK/K | PK/K | incl. above | incl. above | incl. above | | |
| Hawkins Street*** | 460 | Elem./Middle | K-8 | 494 | 624 | 822 | -328 | 420-900 sf |
| Lafayette Street | 480 | Elem./Middle | K-8 | 643 | 753 | 784 | -141 | 440-780 sf |
| Lafayette Street Annex (LEASED) | 481 | Elem./Middle | K-8 | incl. above | incl. above | incl. above | | |
| Oliver Street | 590 | Elem./Middle | PK-8 | 612 | 735 | 813 | -201 | 440-800 sf |
| South Street | 640 | Elem. | K-5 | 296 | 327 | 391 | -95 | 680-730 sf |
| Wilson Avenue | 750 | Elem./Middle | 1-8 | 294 | 854 | 891 | -597 | 600-720 sf |
| Wilson Avenue ECC | | Early Childhood | PK/K | incl. above | incl. above | incl. above | | |
| SLT I/East TOTALS | | | | 3,144 | 4,389 | 4,758 | -1614 | |
| SLT I TOTALS | | | | 7,924 | 8,443 | 9,862 | -1938 | |

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TABLE I.1 (continued)

Existing Conditions: Infrastructure Issues

| SCHOOL ID | | NJDOE Number | INFRASTRUCTURE ISSUES (does not address educational adequacy) | | | | | | | | | | | | | | | | FACILITY CONDITION | | |
|-----------------------|-------------------------------------|--------------|---|----------------|---------|------|--------|---------------------------|--------|-----------------|--------|-----------------|--------|-----------------|----|------------------------------|----------------------------|-------------|--------------------|------------|--|
| Name | Site Size (acres) | | Total GSF | Original Bldg. | | | | DATES OF CONSTRUCTION/USE | | | | | | | | Deficiency Correction Budget | Building Replacement Value | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | |
| | | | | Year | SF | Year | SF | Addition 1 Year | SF | Addition 2 Year | SF | Addition 3 Year | SF | Addition 4 Year | SF | | | | | | |
| SLT II/Central: | | | | | | | | | | | | | | | | | | | | | |
| | Burnet Street | 300 | 84,460 | 1868 | 19,724 | 1906 | 29,897 | 1914 | 21,264 | | | | | | | 5,663,754 | 10,557,500 | | 0.54 | | |
| | Cleveland | 350 | 78,235 | 1932 | 78,235 | | | | | | | | | | | 4,217,738 | 9,779,375 | | 0.43 | | |
| | Dr. Martin L. King Jr. | 517 | 113,930 | 1872 | 12,050 | 1900 | 15,000 | 1907 | 25,000 | 1963 | 26,235 | | | | | 5,566,292 | 14,241,250 | | 0.39 | | |
| | Eighteenth Avenue | 380 | 96,300 | 1871 | 28,400 | 1900 | 18,100 | 1915 | 29,000 | 1923 | 21,075 | | | | | 7,107,848 | 12,037,500 | | 0.59 | | |
| | Harold A. Wilson | 465 | 75,300 | 1984 | 75,300 | | | | | | | | | | | 1,020,180 | 9,412,500 | | 0.11 | | |
| | Morton Street | 560 | 102,945 | 1885 | 58,935 | 1909 | 44,010 | | | | | | | | | 5,297,039 | 12,868,125 | | 0.41 | | |
| | Newton Street | 580 | 96,930 | 1866 | 12,000 | 1873 | 20,000 | 1900 | 40,000 | 1904 | 26,930 | | | | | 5,138,495 | 12,366,250 | | 0.42 | | |
| | Quilman Street | 605 | 156,450 | 1963 | 156,450 | | | | | | | | | | | 6,029,572 | 14,687,500 | | 0.41 | | |
| | Samuel L. Berliner (at Quilman St.) | 635 | 38,950 | 1974 | 38,950 | | | | | | | | | | | 1,972,183 | 4,868,750 | | 0.41 | | |
| | Warren Street | 720 | 65,690 | 1891 | 10,000 | 1908 | 55,960 | | | | | | | | | 3,941,820 | 8,211,250 | | 0.48 | | |
| SLT II/Central TOTALS | | | 911,190 | | | | | | | | | | | | | \$ 45,954,721 | \$ 109,030,000 | | | | |
| SLT II/East: | | | | | | | | | | | | | | | | | | | | | |
| | Ann Street*** | 200 | 119,840 | 1885 | 20,800 | 1897 | 10,400 | 1916 | 54,800 | 1923 | 6,000 | 1999 | 27,720 | | | 5,281,553 | 11,515,000 | | 0.46 | | |
| | Ann Street ECC (LEASED) | 201 | 4,000 | | | | | | | | | | | | | 249,912 | 500,000 | | 0.50 | | |
| | Hawkins Street*** | 460 | 79,850 | 1887 | 12,000 | 1904 | 18,000 | 1922 | 40,000 | 1999 | 10,190 | | | | | 3,852,044 | 8,707,500 | | 0.44 | | |
| | Lafayette Street | 480 | 75,170 | 1848 | 15,024 | 1883 | 20,000 | 1881 | 18,000 | 1904 | 22,136 | | | | | 4,686,492 | 9,396,250 | | 0.50 | | |
| | Lafayette Street Annex (LEASED) | 481 | 8,485 | 1874 | 8,485 | | | | | | | | | | | 461,919 | 1,060,625 | | 0.44 | | |
| | Oliver Street | 590 | 93,115 | 1869 | 27,000 | 1903 | 19,000 | 1915 | 10,000 | 1922 | 37,000 | | | | | 4,897,267 | 11,639,375 | | 0.42 | | |
| | South Street | 640 | 35,090 | 1883 | 18,242 | 1900 | 16,848 | | | | | | | | | 2,320,629 | 4,386,250 | | 0.53 | | |
| | Wilson Avenue | 750 | 82,865 | 1881 | 10,000 | 1900 | 4,200 | 1906 | 32,500 | 1925 | 36,165 | | | | | 4,914,685 | 10,358,125 | | 0.47 | | |
| | Wilson Avenue ECC | | 8,000 | 1900 | 8,000 | | | | | | | | | | | 563,925 | 1,000,000 | | 0.56 | | |
| SLT II/East TOTALS | | | 506,415 | | | | | | | | | | | | | \$ 27,228,426 | \$ 58,563,125 | | | | |
| SLT I TOTALS | | | 1,417,605 | | | | | | | | | | | | | \$ 73,183,147 | \$ 167,593,125 | | | | |

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Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table I.2 calculates the Facilities Condition Index for each SLT I school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)*

SLT I

The major findings of the Facility Condition Index analysis are as follows:

- All SLT I schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.
- Although Harold A. Wilson Middle School was built in 1984, it has damaged interior ceiling finishes, numerous code deficiencies, and other small functional issues that marginally place the facility in poor condition.
- No school has a deficiency correction budget that exceeds replacement costs. Four buildings, however, have deficiency correction budgets that exceed 50% of replacement costs

TABLE I.2

Facility Condition Report

| School Name | Building Replacement Value | Deficiency Correction Budget | FAC. CONDITION INDEX (FCI) | | | Deficiency Target (10% of Repl. Value) | Variance (min. to be corrected) |
|-------------------------------------|----------------------------|------------------------------|----------------------------|----------------|------------|--|---------------------------------|
| | | | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | |
| SLT I/Central: | | | | | | | |
| Burnet Street | 10,557,500 | 5,663,754 | | | 0.54 | 1,055,750 | 4,608,004 |
| Cleveland | 9,779,375 | 4,217,738 | | | 0.43 | 977,938 | 3,239,801 |
| Dr. Martin L. King Jr. | 14,241,250 | 5,566,292 | | | 0.39 | 1,424,125 | 4,142,167 |
| Eighteenth Avenue | 12,037,500 | 7,107,848 | | | 0.59 | 1,203,750 | 5,904,098 |
| Harold A. Wilson | 9,412,500 | 1,020,180 | | | 0.11 | 941,250 | 78,930 |
| Morton Street | 12,868,125 | 5,297,039 | | | 0.41 | 1,286,813 | 4,010,227 |
| Newton Street | 12,366,250 | 5,138,495 | | | 0.42 | 1,236,625 | 3,901,870 |
| Quitman Street | 14,687,500 | 6,029,572 | | | 0.41 | 1,468,750 | 4,560,822 |
| Samuel L. Berliner (at Quitman St.) | 4,868,750 | 1,972,183 | | | 0.41 | 486,875 | 1,485,308 |
| Warren Street | 8,211,250 | 3,941,620 | | | 0.48 | 821,125 | 3,120,495 |
| SLT I/Central TOTALS | \$ 109,030,000 | \$ 45,954,721 | | | | \$ 10,903,000 | \$ 35,051,721 |
| SLT I/East: | | | | | | | |
| Ann Street | 11,515,000 | 5,281,553 | | | 0.46 | 1,151,500 | 4,130,053 |
| Ann Street ECC (LEASED) | 500,000 | 249,912 | | | 0.50 | 50,000 | 199,912 |
| Hawkins Street | 8,707,500 | 3,852,044 | | | 0.44 | 870,750 | 2,981,294 |
| Lafayette Street | 9,396,250 | 4,686,492 | | | 0.50 | 939,625 | 3,746,867 |
| Lafayette Street Annex (LEASED) | 1,060,625 | 461,919 | | | 0.44 | 106,063 | 355,857 |
| Oliver Street | 11,639,375 | 4,897,267 | | | 0.42 | 1,163,938 | 3,733,330 |
| South Street | 4,386,250 | 2,320,629 | | | 0.53 | 438,625 | 1,882,004 |
| Wilson Avenue | 10,358,125 | 4,914,685 | | | 0.47 | 1,035,813 | 3,878,873 |
| Wilson Avenue ECC | 1,000,000 | 563,925 | | | 0.56 | 100,000 | 463,925 |
| SLT I/East TOTALS | \$ 58,563,125 | \$ 27,228,426 | | | | \$ 5,856,313 | \$ 21,372,114 |
| SLT I TOTALS | \$ 167,593,125 | \$ 73,183,147 | | | | \$ 16,759,313 | \$ 56,423,835 |

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Gross Square Feet per Student

Table I.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Five SLT I schools are within the model parameters when square footage is compared to existing enrollments. However, only one SLT I school does not exceed the Abbott Model when gross square footage is compared to existing capacity.

MAJOR CONSIDERATIONS

- The great variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or that have prorated class sizes below the prescribed model. Also, many of SLT I schools presently have class sizes that exceed the Abbott District Model due to enrollment growth.
- Most schools provide specialized instruction spaces that are not included in the Abbott model. For schools that serve elementary and/or middle school students, this includes separate auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle

SLT I

school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model, in order to support existing programs.

- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.
- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools, as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

- * Existing enrollments do not include charter school students.
- ** No Abbott Model for Special Education Schools; not included in totals.
- *** Includes proposed 1999 addition.

TABLE I.3

Gross Square Feet per Student

| School Name | Grades | Existing GSF | Abbott Model Target GSF/Student | 1998-1999 Enrollment* | GSF/Student | Deviation from Abbott Model (GSF/Student) | Capacity as per NJDOE methodology | GSF/Student | Deviation from Abbott Model (GSF/Student) | Typical Classroom Sizes |
|-----------------------------------|-----------|------------------|---------------------------------|-----------------------|---------------|---|-----------------------------------|---------------|---|-------------------------|
| SLT I/Central: | | | | | | | | | | |
| Burnet Street | PK-8 | 84,460 | 126.96 | 407 | 207.52 | +80.56 | 370 | 228.27 | +101.31 | 655-805 sf |
| Cleveland | PK-5 | 78,235 | 124.90 | 382 | 204.80 | +79.90 | 452 | 173.09 | +48.19 | 800-835 sf |
| Dr. Martin L. King Jr. | K-8 | 113,930 | 126.96 | 582 | 195.76 | +68.80 | 650 | 175.28 | +48.32 | 740-930 sf |
| Eighteenth Avenue | PK-5 | 96,300 | 124.90 | 333 | 289.19 | +164.29 | 465 | 207.10 | +82.20 | 600-815 sf |
| Harold A. Wilson | 6-8 | 75,300 | 131.08 | 241 | 312.45 | +181.37 | 368 | 204.62 | +73.54 | +800 sf |
| Morton Street | 1-8 | 102,945 | 126.96 | 479 | 214.92 | +87.96 | 557 | 184.82 | +57.86 | 695-720 sf |
| Newton Street | K-8 | 98,930 | 126.96 | 603 | 164.06 | +37.10 | 626 | 158.04 | +31.08 | 610-805 sf |
| Quitman Street | PK-8 | 156,450 | 126.96 | 643 | 243.31 | +116.35 | 900 | 173.83 | +46.87 | 810-1105 sf |
| Samuel L. Berliner (at Quitman)** | SE/Jungr. | 38,950 | n/a | 37 | 1,052.70 | | 84 | 463.69 | | 745 sf |
| Warren Street | K-8 | 65,690 | 126.96 | 347 | 189.31 | +62.35 | 308 | 213.28 | +86.32 | 420-705 sf |
| SLT I/Central Total | | 872,240 | 126.96 | 4,017 | 217.14 | +90.18 | 4,696 | 185.74 | +58.78 | |
| SLT I/East: | | | | | | | | | | |
| Ann Street, incl. ECC*** | PK-8 | 123,840 | 126.96 | 1,096 | 112.99 | -13.97 | 805 | 153.84 | +26.88 | 460-805 sf |
| Hawkins Street*** | K-8 | 79,850 | 126.96 | 624 | 127.96 | +1.00 | 494 | 161.64 | +34.68 | 420-900 sf |
| Lafayette Street, incl. Annex | K-8 | 83,655 | 126.96 | 753 | 111.10 | -15.86 | 643 | 130.10 | +3.14 | 440-780 sf |
| Oliver Street | PK-8 | 93,115 | 126.96 | 735 | 126.69 | -0.27 | 612 | 152.15 | +25.19 | 440-800 sf |
| South Street | K-5 | 35,090 | 124.90 | 327 | 107.31 | -17.59 | 296 | 118.55 | -6.35 | 680-730 sf |
| Wilson Avenue, incl. ECC | PK-8 | 90,865 | 126.96 | 854 | 106.40 | -20.56 | 294 | 309.06 | +182.10 | 600-720 sf |
| SLT I/East Total | | 506,415 | 126.62 | 4,389 | 115.38 | -67.25 | 3,144 | 161.07 | +34.46 | |
| SLT I TOTALS | | 1,417,605 | 126.82 | 8,406 | 168.64 | +41.82 | 7,840 | 180.82 | +53.99 | |

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Facility Model Space Analysis

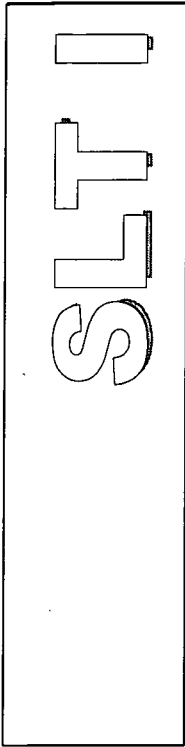
Table I.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with "●").
- Spaces which are part of the Newark Facilities Model but are not provided (noted with "O").
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Most of the schools in SLT I provide separate accommodations for assembly, physical education, and lunch. Nine of the sixteen schools have auditoriums. Only two schools do not provide separate gymnasiums and cafeterias.



- All schools have media centers. Most of these spaces, however, do not meet the space standards of the Abbott District Facilities Model.
- All SLT I schools have art rooms and computer room. Only three schools do not have music rooms. Many of the rooms, however, were former general classrooms that are not adequately sized or equipped to appropriately accommodate the specialized instruction.
- The provision of other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, has typically been sacrificed to meet capacity demands or cannot be accommodated within the existing facilities without renovation.

NOTES

- * If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriate use of the space is marked as "existing."

TABLE I.4

Program Space Model Analysis

| SPECIALIZED INSTRUCTION SPACES | | | | | | | | | | | | | | | | | | |
|---|----------|------------|------------|------------|--------------|-----------------|------------|------------------|--------------------|-------------------------|----------|--------------|-------------------|------------|---------------------|--------------------|-------------|----------------|
| ● = existing dedicated space (may be inadequate); μ = missing model space | | | | | | | | | | | | | | | | | | |
| School Name | Art Room | Auditorium | Cafeteria* | Career Lab | Computer Lab | Dance/Drama Lab | Gymnasium* | Health Classroom | Home Economics Lab | Instrumental Music Room | ITV Room | Media Center | Music/Choral Room | OT/PT Room | Practical Arts Room | Science Demo. Room | Science Lab | Technology Lab |
| Elementary: | | | | | | | | | | | | | | | | | | |
| Cleveland | λ | λ | λ | π | λ | μ | λ | π | μ | π | π | λ | λ | π | μ | λ | μ | μ |
| Eighteenth Avenue | λ | λ | λ | π | λ | μ | λ | π | μ | π | π | λ | λ | π | μ | λ | μ | μ |
| South Street | λ | π | λ | π | λ | μ | λ | π | μ | π | π | λ | λ | π | μ | λ | μ | μ |
| Elementary/Middle | | | | | | | | | | | | | | | | | | |
| Ann Street | λ | λ | λ | π | λ | μ | λ | π | μ | π | π | λ | λ | π | π | π | π | λ |
| Burnet Street | | | | | | μ | μ | | | | | λ | λ | π | π | π | λ | μ |
| Hawkins Street | λ | λ | λ | π | λ | μ | λ | π | λ | λ | π | λ | λ | π | λ | π | λ | π |
| Dr. Martin Luther King, Jr. | λ | μ | λ | μ | λ | μ | λ | μ | μ | μ | μ | λ | λ | π | π | λ | μ | π |
| Lafayette Street School/Annex | λ | μ | λ | μ | λ | μ | λ | μ | λ | λ | μ | λ | λ | π | π | μ | μ | π |
| Morton Street | λ | λ | λ | μ | λ | μ | λ | μ | μ | μ | μ | λ | λ | π | μ | μ | μ | μ |
| Newton Street | λ | λ | π | π | λ | μ | λ | π | π | μ | μ | λ | λ | π | π | λ | π | μ |
| Oliver Street | λ | μ | π | π | λ | μ | λ | π | π | π | π | λ | λ | π | π | λ | π | λ |
| Quitman Street | λ | λ | λ | π | λ | π | λ | π | λ | λ | μ | λ | λ | π | λ | π | π | π |
| Warren Street | λ | λ | λ | μ | λ | μ | λ | μ | μ | μ | π | λ | λ | π | π | π | π | λ |
| Wilson Avenue | λ | π | λ | π | λ | μ | λ | π | π | λ | μ | λ | λ | π | μ | λ | μ | π |
| Middle: | | | | | | | | | | | | | | | | | | |
| Samuel L. Berliner (SE) | λ | μ | λ | μ | λ | μ | λ | μ | λ | λ | μ | λ | λ | μ | λ | μ | μ | λ |
| Harold A. Wilson | λ | μ | λ | μ | λ | μ | λ | μ | μ | λ | μ | λ | λ | μ | π | μ | λ | μ |

The Plan & Basis for Development

The proposed plan for SLT I responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings and program obsolescence, most SLT I schools require replacement. Collectively, the plan for SLT I includes eight new schools on or near existing sites, six new schools on new sites, and the renovation and/or expansion of two existing schools. A summary of the existing and proposed use of each building is provided in Table I.6.

Critical considerations addressed in the plan are as follows:

- All school annexes are eliminated.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.
- Inefficient schools in terms of usable space and capacity are eliminated. (The proposed plan requires less gross square feet per student than provided in the existing schools.)

SLT I

- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in this report.

The proposed plan was computed to have an estimated budget of \$354,246,902 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs (*professional fees, contingencies, furniture, etc.*), inflation, and site acquisition costs based on estimated land value and size assumptions

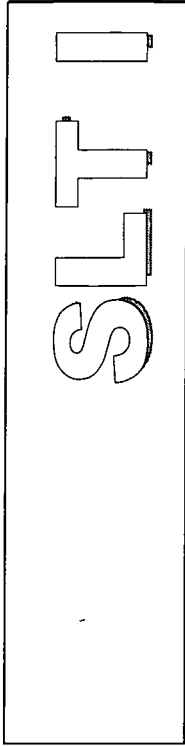
SLT I Facilities Model

SCHOOL GRADE ALIGNMENT SLT I currently has a mixture of school types and grade alignments. The SLT operates two early childhood centers, three elementary schools, twelve combined elementary/middle schools, one middle school, and special education school. School grade alignments are typically K-5 / 6-8 or K-8. Three schools have students split on two sites due to space deficiencies.

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT I, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT I enrollments are calculated in Table I.5.

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At the present time, SLT I operates a total of sixteen schools housed in nineteen buildings. (Three schools have "annex" buildings on remote sites, two of which are leased.) School enrollments for the 1998-99 school year, excluding the special education school, ranged from a low of 241 in the middle school to a high of 1,096 students in a K-8 school. Of the sixteen schools, ten housed fewer students than advocated in the NJDOE Abbott District Facilities Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical, given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, this would require one additional school in SLT I and the elimination of the inefficient annex buildings.

NOTES (TABLE I.6)

- * Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.
- ** Does not include provisions for new/expanded preschool programs.
- *** Includes proposed 1999 addition.

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TABLE I.5

SLT I Facilities Model

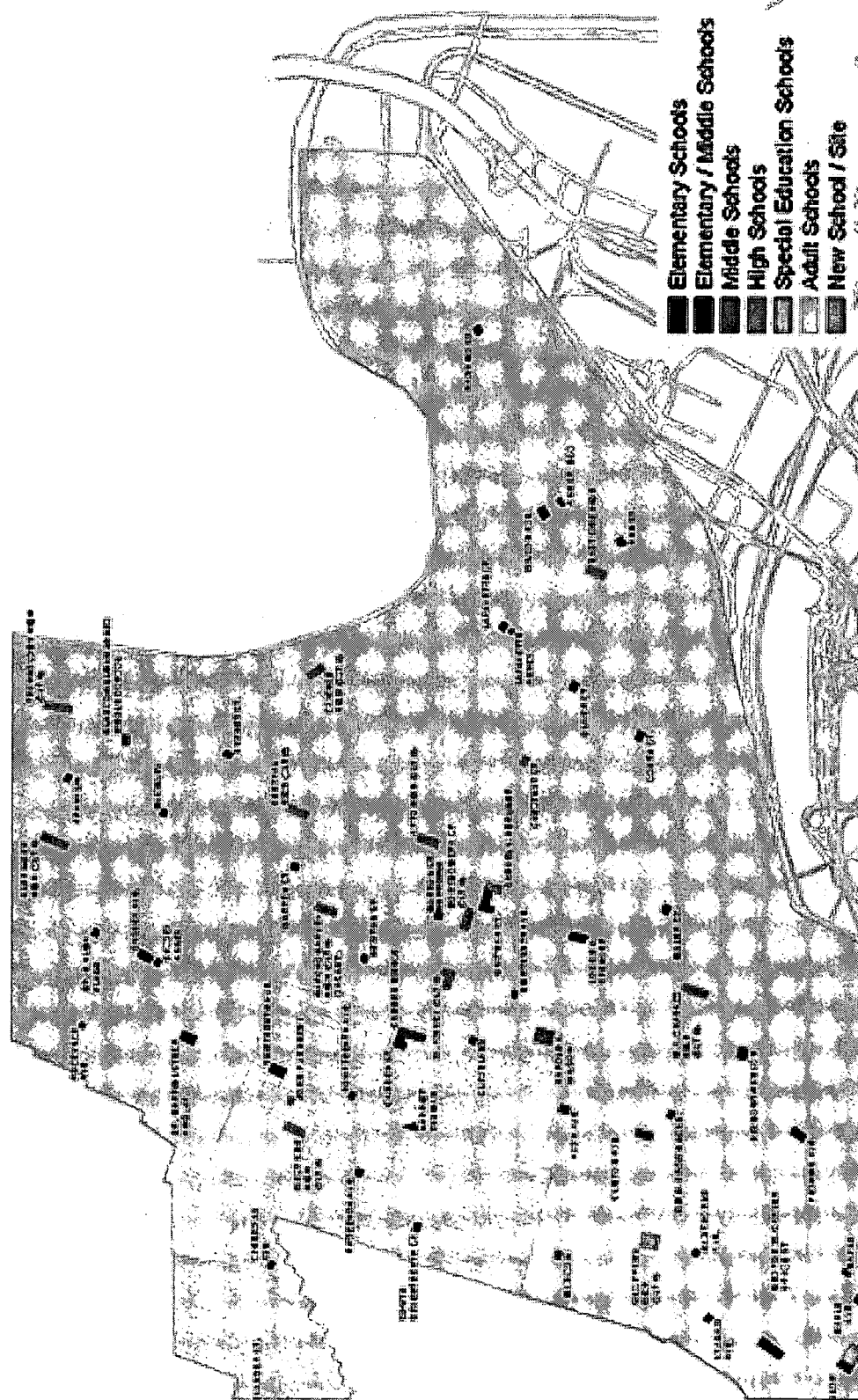
| EXISTING | ENTIRE SLT | PROPOSED |
|--|------------|---|
| (19) Buildings (including (3) annexes) | | (16) Buildings (no annexes) |
| ELEMENTARY SCHOOLS | | |
| (5) Buildings including (2) Early Childhood Centers | | (4) Buildings scope of work: (4) new schools on new sites |
| ELEMENTARY/MIDDLE SCHOOLS | | |
| (12) Buildings | | (9) Buildings scope of work: (2) new schools on new sites (6) new schools on existing sites (1) renovation/addition |
| MIDDLE SCHOOLS | | |
| (1) Building | | (2) Buildings scope of work: (2) new schools on new sites |
| SPECIAL EDUCATION SCHOOLS | | |
| (1) Building | | (1) Building scope of work: renovation |
| TOTAL EST. COST (per NJDOE unit costs): \$354,246,900 | | |

TABLE I.6

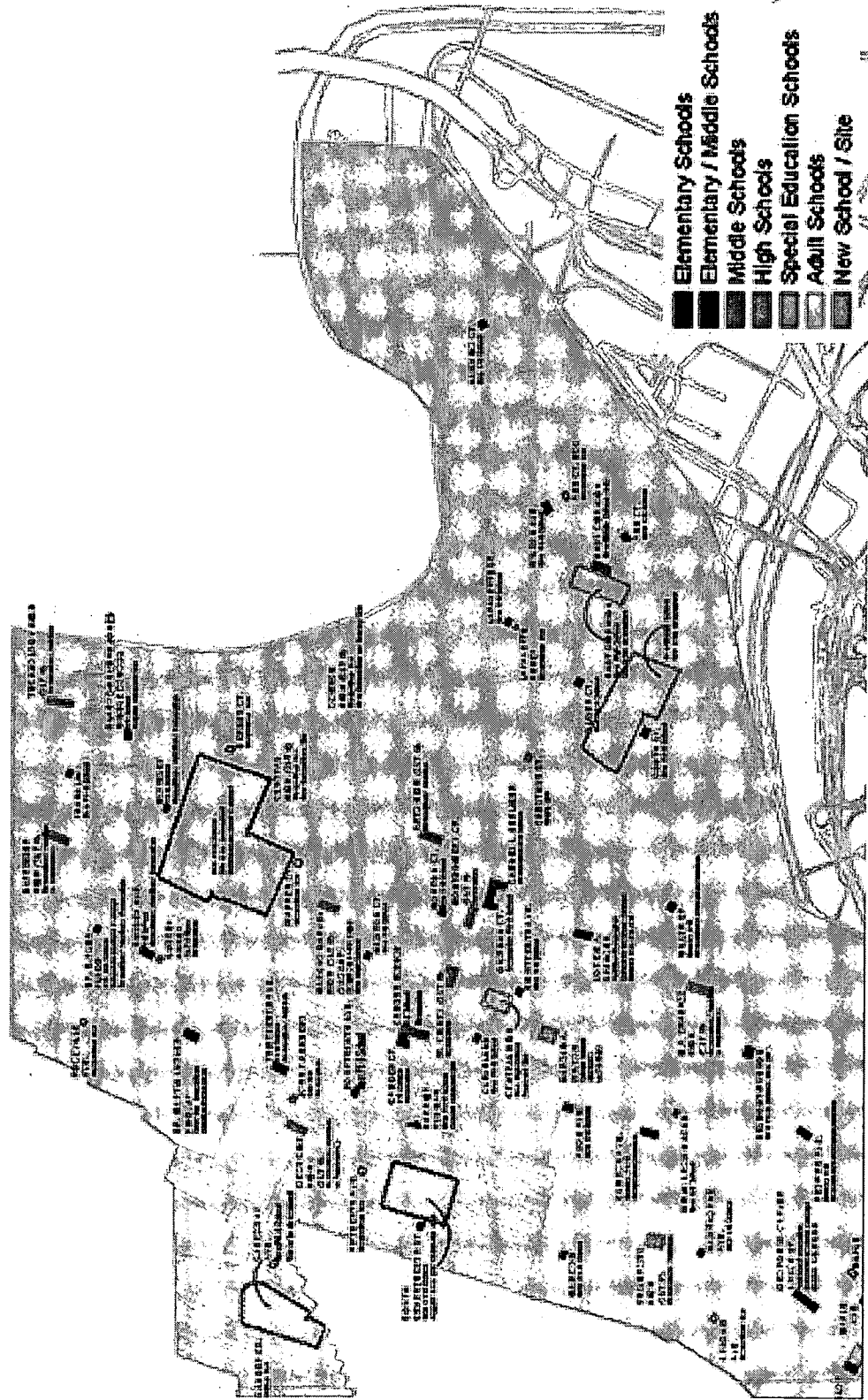
SLT I Proposed Redevelopment Plan

| EXISTING | | | | | | | | | | |
|----------------------------|-----------|--------------------------|-------------------|---------------------|--------|-----------------------|---------------|----------------|---------------|----------------------------|
| SITE / INFRASTRUCTURE DATA | | | | USE / CAPACITY DATA | | | | | | |
| Original Building Age | Total GSF | Facility Condition Index | Site Size (acres) | School Type | Grades | Capacity as per NJDOE | Total Enroll. | Pre-K Students | Self-Cont. SE | Proj. Enroll.* (by School) |
| 1998-99 Enrollments | | | | | | | | | | |
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SLT | Existing Locations



SLT I Proposed Redevelopment



Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for the SLT I schools are as follows:

SLT I / CENTRAL Burnet Street School (1868) Warren Street School (1891)

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies in each school approaches or exceeds 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases includes structuring classrooms sized less than 650 square feet, would likely exceed replacement costs and result in more gross square feet/student than new construction.

Two schools cannot efficiently serve students in the neighborhoods in the northern part of SLT I which are not projected to grow substantially. There are no other schools in the vicinity. The plan proposes to replace both buildings with one new PK-8 school for 825 students on a new site in the area located between the existing schools north of NJIT. In this location, there are opportunities for linkages with Science Park and the major institutions of University Heights.

SLT I

SLT I / CENTRAL Cleveland School (1932) Dr. Martin Luther King, Jr. School (1872) 18th Avenue School (1871) Morton Street School (1851) Newton Street School (1866)

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies would approach or exceed replacement costs and result in more gross square feet/student than new construction.

The schools are distributed in areas of the SLT where they serve an appropriate enrollment to remain as K-8 schools for about 600 students each. Only Morton Street will become a K-5 school for 500 students, linked to Quitman Street for middle school. All schools are proposed to be rebuilt on the existing site while the existing school remains in operation except for Newton Street, which requires expansion of the existing site.

SLT I / CENTRAL Harold A. Wilson School (1964) Quitman Street School (1974) Samuel Berliner at Quitman Street (1974)

These schools are the newer buildings in SLT I. Although they are suitable for continued use, they require extensive renovation. In the case of Quitman Street, it is proposed that Samuel Berliner (special education school) be relocated to Harold A. Wilson in order to better

utilize existing program spaces and a large site. The Berliner wing will be combined with Quitman Street and a new addition, to become an articulated elementary (PK-5) and middle (6-8) school for 500 students each on the existing site. Under this plan, Harold A. Wilson will be renovated to house Samuel Berliner, the SLT offices and other services. In both cases, temporary classrooms may be required to facilitate the renovations.

- SLT I / EAST**
- Ann Street School (1885)**
 - Ann Street Early Childhood Center (leased)**
 - Hawkins Street School (1887)**
 - Lafayette Street School (1848)**
 - Lafayette Street School Annex (1874, leased)**
 - Oliver Street School (1869)**
 - South Street School (1883)**
 - Wilson Avenue School (1881)**
 - Wilson Avenue Early Childhood Center (1900)**

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases includes restructuring classrooms sized less than 500 square feet, would likely exceed replacement costs and result in more gross square feet/student than new construction.

It is proposed to replace all schools on existing or nearby sites. To balance current and projected enrollments, Ann Street, Wilson Avenue, Oliver and South Street will become K-5 schools, averaging 600 students each, and feed to two new middle schools. Due to the very small existing school sites in this area, all replacement schools except for Ann Street will require expanded sites in order to permit construction while the existing school remains in service. If it is not feasible to expand existing sites, new sites will be required. After the new construction is completed, the use of Ann Street Early Childhood Center (leased), Lafayette Annex (leased), and Wilson Avenue Early Childhood Center (former Alyea Street School) will be discontinued.

- SLT I / EAST**
- New Oliver/South Middle School**
 - New Ann/Wilson Middle School**

In order to provide needed additional capacity in SLT I East and to balance school enrollments, it is proposed that the most centrally located and crowded schools (Ann Street, Wilson Avenue, Oliver Street and South Street) be replaced as K-5 schools and feed into two new middle schools. A new site will be required for the Oliver/South Middle School, preferably between the two existing locations. The ideal location for the new Ann/Wilson Middle School is the existing East Side High site, which is inadequate for a high school, both in terms of the existing building and site.

Cost & Funding Allowance Summary

Of the proposed \$354,246,902 total project budget for SLT I, \$221,827,233 falls within the proposed funding allowance.

Table I.7 summarizes cost and funding data for each project included in the SLT I Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Pages 20-21).

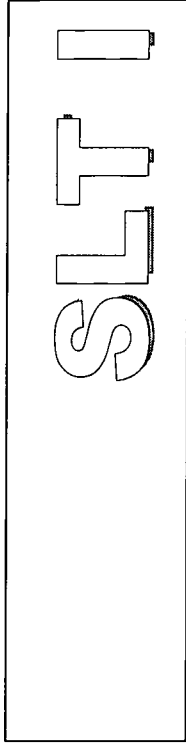


TABLE I.7 **SLT I Cost & Funding Allowance Summary**

| SLT 01 Building Name | Construction Cost | Construction Funding | Site Acquisition Cost | Site Funding | Project Total | Project Funding Allowance | Requested Add'l Funding |
|---|-------------------|----------------------|-----------------------|--------------|---------------|---------------------------|-------------------------|
| Cleveland Elementary/ Middle School | 23,120,371 | 12,715,853 | - | - | 23,120,371 | 12,715,853 | 10,404,518 |
| Dr. Martin Luther King Jr. Elementary/Middle School | 23,023,927 | 12,731,875 | - | - | 23,023,927 | 12,731,875 | 10,292,052 |
| Eighteenth Avenue Elementary/Middle School | 23,243,618 | 12,787,925 | - | - | 23,243,618 | 12,787,925 | 10,455,693 |
| Harold A. Wilson | 2,860,404 | 120,488 | - | - | 2,860,404 | 120,488 | 2,739,917 |
| Morton Street Elementary School | 17,718,379 | 10,450,444 | - | - | 17,718,379 | 10,450,444 | 7,267,935 |
| Newton Street Elementary/Middle School | 23,405,797 | 12,697,611 | 500,000 | 500,000 | 23,905,797 | 13,197,611 | 10,708,186 |
| Quitman Street Elementary/Middle School | 26,168,813 | 19,536,808 | - | - | 26,168,813 | 19,536,808 | 6,632,005 |
| Burnet/Warren Elementary/Middle School | 26,226,778 | 16,649,768 | 3,000,000 | 3,000,000 | 29,226,778 | 19,649,768 | 9,577,010 |
| Ann Street Elementary School | 21,909,567 | 14,496,437 | - | - | 21,909,567 | 14,496,437 | 7,413,130 |
| Hawkins Street Elementary/Middle School | 26,433,901 | 16,719,780 | 1,500,000 | 1,500,000 | 27,933,901 | 18,219,780 | 9,714,121 |
| Lafayette Street Elementary/Middle School | 23,252,493 | 15,920,798 | 1,000,000 | 1,000,000 | 24,252,493 | 16,920,798 | 7,331,695 |
| Oliver Street Elementary School | 16,390,169 | 10,743,560 | 2,000,000 | 2,000,000 | 20,390,169 | 12,743,560 | 7,646,609 |
| South Street Elementary School | 15,488,569 | 8,207,581 | 2,000,000 | 2,000,000 | 17,488,569 | 10,207,581 | 7,280,988 |
| New Middle School 01 | 16,745,160 | 8,911,478 | 4,500,000 | 4,500,000 | 21,245,160 | 13,411,478 | 7,833,682 |
| Wilson Avenue Elementary School | 20,043,829 | 12,679,338 | 3,000,000 | 3,000,000 | 23,043,829 | 15,679,338 | 7,364,491 |
| New Middle School 02 | 24,215,127 | 14,457,490 | 4,500,000 | 4,500,000 | 28,715,127 | 18,957,490 | 9,757,637 |
| | 332,246,902 | 199,827,233 | 22,000,000 | 22,000,000 | 354,246,902 | 221,827,233 | 132,419,669 |

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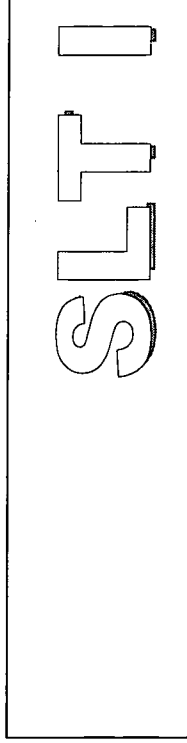
Efficiency Evaluation

Table I.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT I school in the table, it can be seen that much of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT I schools is 1.81. Compared to the Abbott Model allowance of 1.40, this grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.



- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed.

The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceeds the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

- * Grossing factors should be viewed as preliminary pending more detailed analysis.
- ** Includes proposed 1999 addition.

TABLE I.8

SLT I Efficiency Evaluation

| SCHOOL | EXISTING | | | | | | | | | | |
|-------------------------------------|--------------|-----------------------|---------------------------|---------------------------|-------------|------------------|-------------------------|---------|-------------|------------------|------------------------|
| | School Type | Capacity as per NJDOE | Existing Grossing Factor* | Gross SF/Student Analysis | | | Net SF/Student Analysis | | | | |
| | | | | Gross SF | GSF/Student | Abbott Allowance | Deviation (+) = excess | Net SF | NSF/Student | Abbott Allowance | Deviation (+) = excess |
| SLT I / CENTRAL: | | | | | | | | | | | |
| Burnet Street | Elem./Middle | 370 | 1.99 | 84,460 | 228.27 | 126.98 | +101.31 | 42,500 | 114.86 | 90.69 | +24.17 |
| Cleveland | Elem. | 452 | 1.71 | 78,235 | 173.09 | 124.90 | +48.19 | 45,742 | 101.20 | 89.00 | +12.20 |
| Dr. Martin L. King Jr. | Elem./Middle | 650 | 1.65 | 113,930 | 175.28 | 126.96 | +48.32 | 69,090 | 106.29 | 90.69 | +15.60 |
| Eighteenth Avenue | Elem. | 465 | 1.85 | 96,300 | 207.10 | 124.90 | +82.20 | 51,917 | 111.65 | 89.00 | +22.65 |
| Harold A. Wilson | Middle | 368 | 1.43 | 75,300 | 204.82 | 131.08 | +73.54 | 52,490 | 142.64 | 94.00 | +48.64 |
| Morton Street | Elem./Middle | 557 | 2.12 | 102,945 | 184.82 | 126.96 | +57.86 | 48,539 | 87.14 | 90.69 | -3.55 |
| Newton Street | Elem./Middle | 626 | 2.01 | 98,930 | 158.04 | 126.96 | +31.08 | 49,112 | 78.45 | 90.69 | -12.24 |
| Quitman Street | Elem./Middle | 900 | 1.90 | 156,450 | 173.83 | 126.96 | +46.87 | 82,342 | 91.49 | 90.69 | +0.80 |
| Samuel L. Berliner (at Quitman St.) | SE | 84 | 1.90 | 38,950 | 463.69 | no model | | 20,500 | 244.05 | no model | |
| Warren Street | Elem./Middle | 308 | 1.99 | 65,690 | 213.28 | 126.96 | +86.32 | 33,010 | 107.18 | 90.69 | +16.49 |
| Burns/Warren Replacement School | | | | | | | | | | | |
| SLT I / CENTRAL AVERAGE | | | | 911,190 | 218.20 | 126.96 | +63.96 | 495,242 | 131.66 | 90.68 | +13.86 |
| SLT I / EAST: | | | | | | | | | | | |
| Ann Street** | Elem./Middle | 805 | 1.81 | 123,840 | 153.84 | 126.96 | +26.88 | 66,300 | 82.36 | 90.69 | -8.33 |
| Ann Street ECC (LEASED) | ECC | incl. above | | | | | | | | | |
| Hawkins Street** | Elem./Middle | 494 | 1.71 | 79,850 | 161.64 | 126.96 | +34.68 | 46,746 | 94.63 | 90.69 | +3.94 |
| Lafayette Street | Elem./Middle | 643 | 1.86 | 83,655 | 130.10 | 126.96 | +3.14 | 44,914 | 69.85 | 90.69 | -20.84 |
| Lafayette Street Annex (LEASED) | ECC | incl. above | | | | | | | | | |
| Oliver Street | Elem./Middle | 612 | 1.99 | 93,115 | 152.15 | 126.98 | +25.19 | 46,894 | 76.62 | 90.69 | -14.07 |
| South Street | Elem. | 296 | 1.44 | 35,090 | 118.55 | 124.90 | -6.35 | 24,331 | 82.20 | 89.00 | -6.80 |
| Wilson Avenue | Elem./Middle | 294 | 1.80 | 90,865 | 309.06 | 126.96 | +182.10 | 50,500 | 171.77 | 90.69 | +81.08 |
| Wilson Avenue ECC | ECC | incl. above | | | | | | | | | |
| New Middle School (1) | | | | | | | | | | | |
| New Middle School (2) | | | | | | | | | | | |
| SLT I / EAST AVERAGE | | | | 506,415 | 170.89 | 126.62 | +44.27 | 279,685 | 96.24 | 90.41 | +5.83 |
| SLT I TOTALS | | | | | | | | | | | |
| | | 7,924 | 1.81 | 1,417,605 | 194.55 | 126.79 | +54.12 | 774,927 | 113.95 | 90.55 | +9.85 |

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TABLE I.8 (continued)

SLT I Efficiency Evaluation

| SCHOOL | PROPOSED | | | | | | | | | | | Proposed Program SF in Excess of Abbott Model |
|-------------------------------------|--------------|---------------|---------------------------|---------------------------|--------|--------------------------|--------|-----------|--------------|------------------|------------------------|---|
| | School Type | Max. Capacity | Proposed Grossing Factor* | Gross SF/Student Analysis | | Net SF/ Student Analysis | | Net SF | NSF/ Student | Abbott Allowance | Deviation (+) = excess | |
| SLT I / CENTRAL: | | | | | | | | | | | | |
| Burnet Street | | | | | | | | | | | | |
| Cleveland | Elem./Middle | 690 | 1.45 | 128,050 | 185.58 | 128.96 | +58.62 | 88,311 | 127.99 | 90.69 | +37.30 | 25,615 |
| Dr. Martin L. King Jr. | Elem./Middle | 689 | 1.45 | 126,075 | 182.98 | 128.96 | +56.02 | 86,949 | 126.20 | 90.69 | +35.51 | 24,362 |
| Eighteenth Avenue | Elem./Middle | 690 | 1.45 | 128,021 | 185.54 | 128.96 | +58.58 | 88,291 | 127.96 | 90.69 | +37.27 | 25,665 |
| Harold A. Wilson | SE | 54 | 1.44 | 75,300 | | no model | | 52,314 | | no model | | |
| Morton Street | Elem. | 588 | 1.45 | 96,412 | 169.74 | 124.90 | +44.84 | 66,491 | 117.06 | 99.00 | +28.06 | 15,712 |
| Newton Street | Elem./Middle | 689 | 1.45 | 126,075 | 182.98 | 128.96 | +56.02 | 86,949 | 126.20 | 90.69 | +35.51 | 24,362 |
| Quilman Street | Elem./Middle | 1,117 | 1.97 | 226,067 | 202.38 | 128.96 | +75.42 | 114,839 | 102.81 | 90.69 | +12.12 | 14,720 |
| Samuel L. Berliner (at Quilman St.) | Inc./above | | | | | | | | | | | |
| Warren Street | | | | | | | | | | | | |
| Burnet/Warren Replacement School | Elem./Middle | 913 | 1.45 | 148,801 | 162.98 | 128.96 | +36.02 | 102,662 | 112.44 | 90.69 | +21.75 | 19,689 |
| SLT I / CENTRAL AVERAGE | | 5,410 | 1.51 | 1,054,791 | 181.74 | 126.67 | +55.07 | 686,806 | 120.09 | 90.45 | +29.64 | 150,125 |
| SLT I / EAST: | | | | | | | | | | | | |
| Ann Street** | Elem. | 796 | 1.45 | 119,516 | 150.15 | 124.90 | +25.25 | 82,425 | 103.55 | 99.00 | +14.55 | 11,321 |
| Ann Street ECC (LEASED) | | | | | | | | | | | | |
| Hawkins Street** | Elem./Middle | 912 | 1.45 | 146,855 | 161.03 | 128.96 | +34.07 | 101,280 | 111.05 | 90.69 | +20.36 | 18,387 |
| Lafayette Street | Elem./Middle | 868 | 1.45 | 143,562 | 165.39 | 128.96 | +38.43 | 99,008 | 114.06 | 90.69 | +23.37 | 20,164 |
| Lafayette Street Annex (LEASED) | | | | | | | | | | | | |
| Oliver Street | Elem. | 586 | 1.45 | 98,443 | 167.99 | 124.90 | +43.09 | 67,892 | 115.86 | 99.00 | +26.86 | 15,562 |
| South Street | Elem. | 447 | 1.45 | 84,644 | 189.36 | 124.90 | +64.46 | 58,256 | 130.33 | 99.00 | +41.33 | 18,434 |
| Wilson Avenue | Elem. | 669 | 1.45 | 108,040 | 161.49 | 124.90 | +36.59 | 74,510 | 111.38 | 99.00 | +22.38 | 14,768 |
| Wilson Avenue ECC | | | | | | | | | | | | |
| New Middle School (1) | Middle | 450 | 1.45 | 95,008 | 211.13 | 131.08 | +80.05 | 65,525 | 145.61 | 94.00 | +51.61 | 23,226 |
| New Middle School (2) | Middle | 750 | 1.45 | 131,783 | 175.71 | 131.08 | +44.63 | 90,885 | 121.18 | 94.00 | +27.18 | 20,244 |
| SLT I / EAST AVERAGE | | 5,478 | 1.45 | 927,851 | 276.45 | 126.96 | +45.82 | 639,781 | 119.13 | 90.67 | +28.45 | 142,106 |
| SLT I TOTALS | | 10,888 | 1.48 | 1,982,642 | 229.10 | 126.81 | +50.45 | 1,326,587 | 119.61 | 90.56 | +29.05 | 292,231 |

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Implementation Schedule

SLT I SCHEDULE ISSUES Lack of capacity in SLT I East, which is the Ironbound district, requires that at least one of the two new middle school projects be initiated for site acquisition in Year 1 and construction in Year 2. The proposed plan also includes the replacement of East Side High on a new site starting in Year 2. This would make that site available for the second new middle school in Year 4. In the meantime, the most overcrowded school, Ann Street, is to be replaced on the same site in Year 2 and site acquisition for the other overcrowded schools, Hawkins, Lafayette, Oliver, South, and Wilson is to proceed in Year 2 for construction in Year 3.

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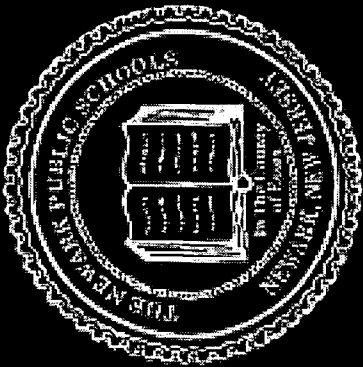
SLT I

SLT I Central has mainly old and obsolete school buildings slated for replacement on existing sites in Year 2. The Burnet and Warren Street schools are to be combined in a new building starting in Year 2 on a new site that needs to be acquired in Year 1. Harold A. Wilson will need to be renovated in Year 2 to accommodate Samuel Berliner, so that the Berliner wing on Quitman Street can be renovated with an addition in Year 4 as a K-5/6-8 school for 1,000 students on the same site.

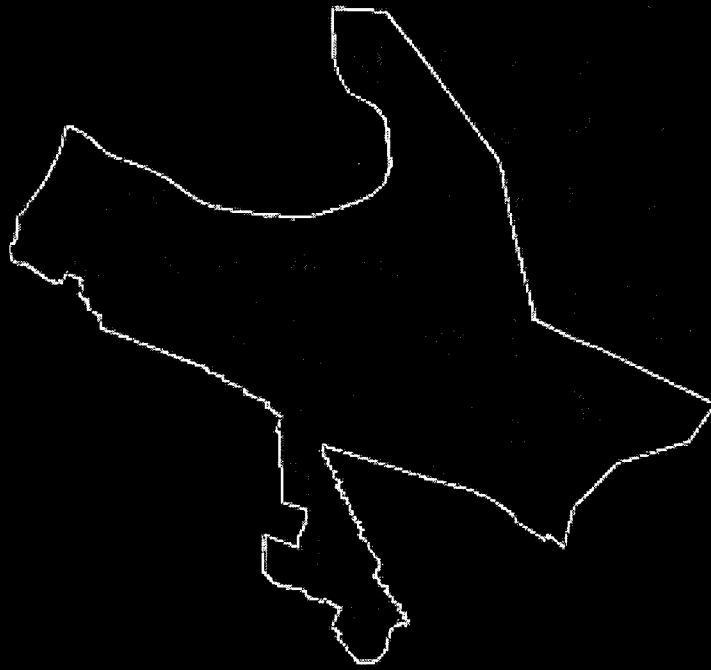
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TABLE I.9 **SLT I Proposed Redevelopment Plan Schedule**

| School Name | Scope of Work | Grades | Target Capacity | Construction Start | | | | Comments |
|---------------------------------|------------------------|--------|-----------------|--------------------|------|------|------|---|
| | | | | 2000 | 2001 | 2002 | 2003 | |
| SLT I/Central: | | | | | | | | |
| Cleveland | New replacement school | PK-8 | 600 | | | | | |
| Dr. Martin L. King Jr. | New replacement school | K-8 | 625 | | | | | |
| Eighteenth Avenue | New replacement school | K-8 | 600 | | | | | |
| Harold A. Wilson | Renovation | ungr. | 37 | | | | | Temporary classrooms needed |
| Morton Street | New replacement school | K-5 | 500 | | | | | |
| Newton Street | New replacement school | K-8 | 625 | | | | | Site acquisition Year 2 |
| Quilman Street | Renovation/addition | PK-8 | 1,000 | | | | | Temporary classrooms needed |
| Burns/Warren Replacement School | New school | PK-8 | 625 | | | | | Site acquisition Year 1 |
| SLT I/Central Totals | | | 5,812 | | | | | |
| SLT I/East: | | | | | | | | |
| Ann Street | New replacement school | K-5 | 700 | | | | | |
| Hawkins Street | New replacement school | K-8 | 825 | | | | | Site acquisition Year 2 |
| Lafayette Street | New replacement school | K-8 | 800 | | | | | Site acquisition Year 2 |
| Oliver Street | New replacement school | PK-5 | 500 | | | | | Site acquisition Year 2 |
| South Street | New replacement school | K-5 | 400 | | | | | Site acquisition Year 2 |
| New Middle School (1) | New school | 6-8 | 400 | | | | | Site acquisition Year 1 |
| Wilson Avenue | New replacement school | PK-5 | 600 | | | | | Site acquisition Year 2 |
| New Middle School (2) | New school | 6-8 | 700 | | | | | Site acquisition Year 3 (possible East Side High) |
| SLT I/East Totals | | | 4,925 | | | | | |
| SLT I TOTALS | | | 10,737 | | | | | |



SLT II



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THE NEWARK PUBLIC SCHOOLS
FIVE-YEAR FACILITIES MANAGEMENT PLAN

Summary of Findings

SLT II consists of the twelve secondary schools in Newark. Six serve as comprehensive high schools, four as magnet high schools, and two as alternative high schools. Additionally, one of the comprehensive high schools remains open at night and houses Newark Evening High School. The original construction of nine of the secondary schools occurred prior to 1935. Eight of the buildings have had additions erected. (Four additions were made to East Side High School.) The average age of the additions, excluding the 1996 addition to Arts High School, is 41 years. Due to the age of these buildings, the high schools require extensive physical plant renovations. More importantly, however, the schools must be prepared to offer students a program of studies that meets the rigorous demands of the 21st century. To do this, schools must have the facilities, technological hardware and updated curricula to graduate students who are computer- as well as content-literate.

Newark's public high schools are redefining their structures to accommodate learning communities and academies that provide smaller group settings. The addition of new and innovative programs has also affected the need for an extended school day. No longer is the teacher at the front of a classroom with desks neatly aligned in rows. Teachers are the facilitators for students who now work in classrooms equipped with the latest educational computer hardware and software in every discipline. Computer and science labs, photography and videography studios, interactive television (ITV) classrooms, telecommunications and state-of-the-art shops are in constant competition to keep abreast of increased technology. For students to be competitive, they must have access to the most current programs and facilities equipped to meet these needs.

SLT III

The Abbott vs. Burke Supreme Court decision mandated that schools address the social needs of their students. Students cannot learn if their physical and emotional needs are not met. Consequently, health and social services personnel and dropout prevention counselors are provided to address these needs. It has become the function of the school to serve its entire student body by utilizing the resources of the community or providing needed services at the school site. To do this, additional facilities must be available to service the medical, nutritional, and dental needs of students, as well as provide for individual, group and family counseling sessions. One example of a need that schools are addressing is the addition of child care centers where children of students are cared for while their mothers attend classes.

Schools of the 21st century will have to accommodate a comprehensive program of studies as well as comprehensive health care. The design of the school facility is paramount to meeting the needs of all stakeholders. Given the average age of current facilities and the educational needs of our students, it is clear that all of the secondary schools will require an enormous amount of renovation.

Critical facilities issues determined by the Existing Facilities Evaluation and Facilities Condition Report are summarized below. A detailed statistical summary with infrastructure, existing capacity, projected enrollment, and unhoused student data for each SLT II school is provided in Table II.1.

PHYSICAL PLANT

- The average age of the original section of an SLT II school is 74 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.
- Ten of the twelve buildings currently operated by SLT II were built prior to 1935. The newest high school was constructed forty-two years ago.
- All SLT II schools, except Arts High School which was recently expanded and renovated, require significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.
- The projected cost to correct all functional, life cycle and current code deficiencies identified in the thirteen buildings operated by The Newark Public Schools in SLT II was calculated to be \$88,373,218. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT II buildings totals \$287,013,125.

- All SLT II schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle

expectancy and/or to correct grandfathered current code deficiencies. Although recently renovated, Arts High School marginally falls within the "poor" classification despite recent construction due to roof and other functional deficiencies.

- No school has a deficiency correction budget that exceeds replacement costs, with most schools having deficiency correction budgets ranging from 30% - 40% of replacement costs.

CAPACITY

- Based on current room uses, SLT II has a projected capacity deficiency of 1,859 students, with deficiencies occurring in seven schools. Only the alternative schools and two magnet schools have adequate capacity.
- NJDOE Abbott Model class size and classroom square footage standards have reduced school capacities. (*See typical classroom sizes on summary table.*) Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.

NOTE: *The methodology for the calculations was determined by NJDOE and incorporates the prescribed Abbott model class sizes of 24 students/room for grades 9-12. Capacity is prorated for classrooms that are smaller than the prescribed Abbott Model size, with zero capacity assigned to general classrooms sized less than 600 square feet. A capacity utilization factor of 85% is applied to high schools.*

PROGRAM SPACES

- Most of the high schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies

or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology infused instruction, and the particularized needs of Newark's students, are not provided or are inadequate. Also, state mandates regarding career preparation and work place readiness necessitate the restructuring of high school facilities to provide for these programs.

- Many schools have instructional spaces in the basement that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT II consists of twelve operating high schools and one building that is proposed to be demolished in order to accommodate the construction of the new Science Park High School.
- Six of the schools offer traditional, comprehensive high school programs with geographically defined student sending areas.
- Two schools offer alternative programs. Four schools offer magnet programs.

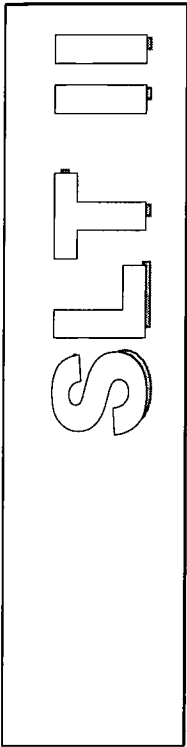
- The Newark public high schools will be undergoing a comprehensive restructuring into themed schools of choice. At the present time, Central High School and Science High School are in the programming stages for school replacements. These programming efforts, as well as those anticipated for the rest of the district's high schools, will impact specialized space needs.
- General education schools in SLT II presently serve from 558 to 1,512 students. Some schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model, while others have large student populations that exceed the 900-student high school size advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS Newark's high schools have been affected by severe demographic change over the last decade. Enrollment in grades 9-12 declined by 26% during the last twelve years, with most of the loss prior to 1990. While public high school enrollment has since stabilized, non-public high school enrollment in the area served by The Newark Public Schools has increased by 30% over the last few years.

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on \$125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.



NOTES

- * NJDOE Project Web Site automated capacity calculation is not used since all capacity-generating spaces are not included; capacity calculation includes all classrooms that can be scheduled for all least six periods/day.
- ** Existing enrollments do not include charter school students.
- *** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.
- **** Technology High site is state-owned.

TABLE II.1

Existing Conditions: Capacity and Enrollment

| SCHOOL ID | | CURRENT USE | | CAPACITY & ENROLLMENT | | | |
|----------------------------|--------------|------------------|------------|---------------------------|--------------------------|----------------------------|------------------------|
| Name | NJDOE Number | Type | Grades | Optim. Capacity 85% util* | 1998-99 Actual Enroll.** | Proj. Enroll.*** (by Sch.) | Proj. Missing Capacity |
| SLT II: | | | | | | | |
| Arts High | 010 | High/Magnet | 9-12 | 817 | 558 | 768 | +49 |
| Barringer High | 020 | High | 9-12 | 1,650 | 1,509 | 1,966 | -316 |
| Central High | 030 | High | 9-12 | 1,202 | 535 | 0 | +1,202 |
| East Side High | 040 | High | 9-12 | 1,477 | 1,512 | 1,749 | -272 |
| Malcolm X Shabazz | 050 | High | 9-12 | 1,423 | 1,309 | 2,577 | -1,154 |
| Marcus Garvey | 043 | UNASSIGNED | | | | | |
| Montgomery Alternative | 540 | High | 9-12 | 357 | 179 | 234 | +123 |
| Science High (LEASED) | 055 | High/Magnet | 9-12 | 446 | 521 | 741 | -295 |
| Technology High**** | 056 | High/Magnet | 9-12 | 715 | 610 | 689 | +26 |
| University High | 057 | Jr. High/High | 7-12 | 864 | 600 | 1,112 | -248 |
| Weequahic High | 070 | High | 9-12 | 786 | 895 | 1,410 | -624 |
| West Kinney Alternative | 045 | High/Alternative | 9-12 | 625 | 421 | 518 | +107 |
| West Side High/Nwk Evening | 080 | High/Adult | 9-12/Adult | 868 | 1,087 | 1,325 | -457 |
| SLT II TOTALS | | | | 11,230 | 9,736 | 13,089 | -1,859 |

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TABLE II.1 (continued)

Existing Conditions: Infrastructure Issues

| SCHOOL ID | | INFRASTRUCTURE ISSUES (does not address educational adequacy) | | | | | | | | | | | | | | FACILITY CONDITION INDEX | | |
|----------------------------|--------------|---|--------------------------|---------|------------|---------|------------|--------|------------------------------|----------------------------|-------------|----------------|----------------|------------|--|--------------------------|--|--|
| Name | NJDOE Number | Total GSF | DATES OF CONSTRUCTION/SF | | | | | | Deficiency Correction Budget | Building Replacement Value | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | | | | |
| | | | Original Bldg. | | Addition 1 | | Addition 2 | | | | | | | Addition 3 | | | | |
| | | Year | SF | Year | SF | Year | SF | Year | SF | Year | SF | | | | | | | |
| SLT II: | | | | | | | | | | | | | | | | | | |
| Arts High | 010 | 200,000 | 1931 | 100,000 | 1996 | 100,000 | | | | | | 3,391,472 | 25,000,000 | 0.1357 | | | | |
| Barringer High | 020 | 295,480 | 1964 | 295,480 | | | | | | | | 12,798,738 | 38,935,000 | 0.3465 | | | | |
| Central High | 030 | 207,365 | 1911 | 167,365 | 1974 | 40,000 | | | | | | 8,083,718 | 25,920,825 | 0.3119 | | | | |
| East Side High | 040 | 225,600 | 1912 | 86,000 | 1926 | 50,000 | 1955 | 24,000 | 1982 | 65,600 | | 8,486,222 | 28,200,000 | 0.3009 | | | | |
| Malcolm X Shabazz | 050 | 329,630 | 1914 | 115,445 | 1976 | 214,185 | | | | | | 8,815,910 | 41,203,750 | 0.2140 | | | | |
| Marcus Garvey | 043 | 75,140 | 1906 | 75,140 | | | | | | | | 4,241,834 | 9,392,500 | 0.4516 | | | | |
| Montgomery Alternative | 540 | 115,485 | 1890 | 51,135 | 1985 | 64,350 | | | | | | 4,594,027 | 14,435,825 | 0.3182 | | | | |
| Science High (LEASED) | 055 | 60,000 | 1910 | 60,000 | | | | | | | | 2,328,346 | 7,500,000 | 0.3104 | | | | |
| Technology High**** | 056 | 149,620 | 1920 | 79,090 | 1960 | 70,530 | | | | | | 6,894,199 | 18,702,500 | 0.3686 | | | | |
| University High | 057 | 149,015 | 1957 | 199,015 | | | | | | | | 6,441,061 | 18,626,875 | 0.3458 | | | | |
| Weequahic High | 070 | 186,125 | 1933 | 171,490 | 1976 | 14,655 | | | | | | 6,813,199 | 23,265,825 | 0.2928 | | | | |
| West Kinney Alternative | 045 | 157,390 | 1957 | 157,390 | | | | | | | | 8,267,810 | 19,673,750 | 0.4202 | | | | |
| West Side High/Nwk Evening | 080 | 165,255 | 1926 | 145,255 | 1982 | 20,000 | | | | | | 7,216,742 | 18,156,875 | 0.3975 | | | | |
| SLT II TOTALS | | 2,316,105 | | | | | | | | | | \$ 88,373,218 | \$ 287,013,125 | | | | | |

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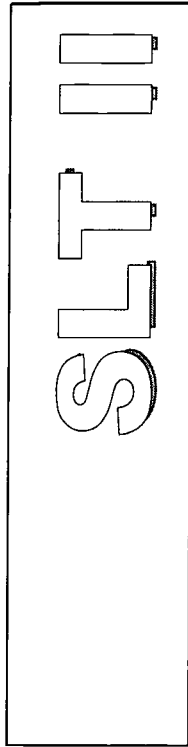
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Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table II.2 calculates the Facilities Condition Index for each SLT II school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)*

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The major findings of the Facility Condition Index analysis are as follows:

- All SLT II schools have a FCI greater than 0.10, which indicates that the facilities are in poor condition. In many cases, however, this rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.
- Despite recent construction, Arts High School marginally falls within the "poor" classification due to roof and other functional deficiencies.

No school has a deficiency correction budget that exceeds replacement costs, with most correction budgets ranging from 20% to 40% of replacement costs.

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TABLE II.2

Facility Condition Report

| School Name | Building Replacement Value | Deficiency Correction Budget | FAC. CONDITION INDEX (FCI) | | | Deficiency Target (10% of Repl. Value) | Variance (min. to be corrected) |
|----------------------------|----------------------------|------------------------------|----------------------------|----------------|------------|--|---------------------------------|
| | | | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | |
| Arts High | 25,000,000 | 3,391,472 | | | 0.14 | 2,500,000 | 891,472 |
| Barringer High | 36,935,000 | 12,798,738 | | | 0.35 | 3,693,500 | 9,105,238 |
| Central High | 25,920,625 | 8,083,718 | | | 0.31 | 2,592,063 | 5,491,656 |
| East Side High | 28,200,000 | 8,486,222 | | | 0.30 | 2,820,000 | 5,666,222 |
| Malcolm X Shabazz | 41,203,750 | 8,815,910 | | | 0.21 | 4,120,375 | 4,695,535 |
| Marcus Garvey (VACANT) | 9,392,500 | 4,241,834 | | | 0.45 | 939,250 | 3,302,584 |
| Montgomery Alternative | 14,435,625 | 4,594,027 | | | 0.32 | 1,443,563 | 3,150,465 |
| Science High (LEASED) | 7,500,000 | 2,328,346 | | | 0.31 | 750,000 | 1,578,346 |
| Technology High | 18,702,500 | 6,894,139 | | | 0.37 | 1,870,250 | 5,023,889 |
| University High | 18,626,875 | 6,441,061 | | | 0.35 | 1,862,688 | 4,578,374 |
| Weequahic High | 23,265,625 | 6,813,199 | | | 0.29 | 2,326,563 | 4,486,637 |
| West Kinney Alternative | 19,673,750 | 8,267,810 | | | 0.42 | 1,967,375 | 6,300,435 |
| West Side High/Nwk Evening | 18,156,875 | 7,216,742 | | | 0.40 | 1,815,688 | 5,401,055 |
| SLT II TOTALS | \$ 287,013,125 | \$ 88,373,218 | | | | \$ 28,701,313 | \$ 59,671,906 |

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Gross Square Feet per Student

The table below examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity, based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Only two SLT II schools do not exceed Abbott District Model parameters when square footage is compared to existing enrollments. All but one exceed the Abbott District Model square footage allowance based on capacity.

MAJOR CONSIDERATIONS

- The variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or that have prorated class sizes below the prescribed mode. Also, several

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SLT II

schools are not filled to capacity due to population loss in that area.

- Most schools provide specialized instruction and vocational education spaces that are not included in the Abbott model.
- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today.

Most schools conform to the Abbott Model allowance for net square feet per student, but have a net square feet grossing factor that exceeds the Abbott Model allowance of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. The Abbott Model grossing factor is much less than the actual factor found in the existing high schools as well as that typical in new multi-story high school construction. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

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TABLE II.3

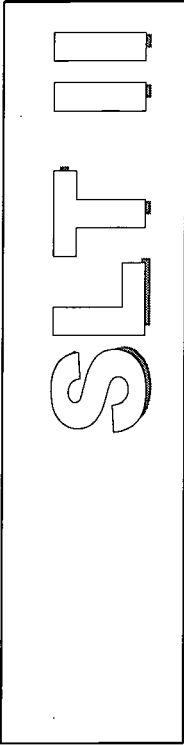
Gross Square Feet per Student

| School Name | Grades | Existing GSF | Abbott Model Target GSF/Student | 1998-1999 Enrollment* | GSF/Student | Deviation from Abbott Model (GSF/Student) | Existing Capacity as per NJDOE methodology | GSF/Student | Deviation from Abbott Model (GSF/Student) |
|----------------------------|------------------|--------------|---------------------------------|-----------------------|-------------|---|--|-------------|---|
| Arts High | 9-12 | 200,000 | 151.35 | 558 | 358.42 | +207.07 | 817 | 244.80 | +93.45 |
| Barringer High | 9-12 | 295,480 | 151.35 | 1,509 | 195.81 | +44.46 | 1650 | 179.08 | +27.73 |
| Central High | 9-12 | 207,365 | 151.35 | 535 | 387.60 | +236.25 | 1202 | 172.52 | +21.17 |
| East Side High | 9-12 | 225,600 | 151.35 | 1,512 | 149.21 | -2.14 | 1477 | 152.74 | +1.39 |
| Malcolm X Shabazz | 9-12 | 329,630 | 151.35 | 1,309 | 251.82 | +100.47 | 1423 | 231.64 | +80.29 |
| Marcus Garvey | UNASSIGNED | 75,140 | | | | | | | |
| Montgomery Alternative | 9-12/Alternative | 115,485 | no model | 179 | 645.17 | | | | |
| Science High (LEASED) | 9-12 | 60,000 | 151.35 | 521 | 115.16 | -36.19 | 357 | 323.49 | |
| Technology High | 9-12 | 149,620 | 151.35 | 610 | 245.28 | +93.93 | 446 | 134.53 | -16.82 |
| University High | 7-12 | 149,015 | 151.35 | 600 | 248.36 | +97.01 | 715 | 209.26 | +57.91 |
| Weequahic High | 9-12 | 186,125 | 151.35 | 895 | 207.96 | +56.61 | 864 | 172.47 | +21.12 |
| West Kinney Alternative | UNASSIGNED | 157,390 | no model | 421 | 373.85 | | 786 | 236.80 | +85.45 |
| West Side High/Nwk Evening | 9-12/Adult | 165,255 | 151.35 | 1,087 | 152.03 | +0.68 | 625 | 251.82 | |
| SLT II TOTALS | | 2,316,105 | 151.35 | 9,736 | 237.89 | +86.54 | 868 | 190.39 | +39.04 |
| | | | | | | | 11,230 | 206.24 | +54.89 |

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Facility Model Space Analysis

The table below lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (*noted with "●"*).
- Spaces which are part of the Newark Facilities Model but are not provided (*noted with "O"*).
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

TABLE II.4

Program Space Model Analysis

| SPECIALIZED INSTRUCTION SPACES | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|------------|-----------|-------------------------|---------|-----------|------------|--------------|-----------------|-----------------|-----------|------------------|-----------|-------------------------|----------|---------------------------|------------------------|--------------|--------------|------------|--------------------------|-------------------|---------------|--------------------|-------------|------------|------------------------|-----------|
| ● = existing dedicated space (may be inadequate); π = missing model space | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School Name | Art Studio | Auditorium | Auto Shop | Business Procedures Lab | CAD Lab | Cafeteria | Career Lab | Computer Lab | Dance/Drama Lab | Electronics Lab | Foods Lab | Graphic Arts Lab | Gymnasium | Instrumental Music Room | ITV Room | Large Group Instruct. Rm. | Life Skills Demo. Room | Machine Shop | Media Center | Metal shop | Music Keyboard Classroom | Music/Choral Room | Plastics Shop | Science Demo. Room | Science Lab | Sewing Lab | Videoography/TV Studio | Wood Shop |
| TRADITIONAL/ALTERNATIVE: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Barringer High | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| Central High | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| East Side High | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| Malcolm X Shabazz | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| Montgomery Street Alternative | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| Weequahic High | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| West Kinney Alternative | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| West Side High/Nwk Evening | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| MAGNET HIGH SCHOOLS: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Arts High | λ | λ | λ | λ | λ | λ | π | λ | λ | λ | π | π | λ | λ | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| Science High (LEASED) | π | λ | λ | λ | λ | λ | π | λ | λ | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| Technology High | λ | λ | λ | λ | λ | λ | π | λ | π | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |
| University High | λ | λ | λ | λ | λ | λ | π | λ | λ | λ | λ | λ | λ | λ | π | π | π | π | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ |

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The Plan and Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives, as well as to the previously described deficiencies. Due to the ages of the buildings and program obsolescence, most SLT II schools require replacement or significant upgrades and restructuring. Collectively, the plan for SLT II includes three new schools on new sites and the renovation and/or expansion of the remaining nine schools. A summary of the existing and proposed use of each building is provided in Table II.6.

CRITICAL CONSIDERATIONS

- Obsolete schools are eliminated.
- Large schools are restructured into smaller "academies."
- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the

SLT II

"Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of \$387,401,463 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs (professional fees, contingencies, furniture, etc.), inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT II Facilities Model

SCHOOL GRADE ALIGNMENT SLT II consists of Newark's public high schools. The high schools are located throughout the city and include six academic/comprehensive high schools that serve students in a particular geographical area and two alternative high schools and four magnet high schools that draw students from the entire city. All schools serve grades 9-12 except University High, which currently houses grades 7-12.

Newark's public high schools will be undergoing a comprehensive restructuring into themed schools of choice. All schools will accommodate grades 9-12.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT II, based on the 900-student high school capacity advocated in the Abbott District High School Facilities Model, for current and projected SLT II enrollments is calculated in Table II.5.

At the present time, SLT II operates a total of twelve schools. School enrollments for the 1998-99 school year, excluding the alternative schools, ranged from a low of 521 students to a high of 1,512 students. Of the twelve schools, eight offer less capacity than that advocated in the Abbott Model.

SLT II

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical given the existing facilities and student demographics. As illustrated in the table below, this would require one additional school if the target school capacity were achieved for existing enrollments and three additional schools for the projected enrollments.

NOTES (TABLE II.6)

- * NJDOE Project Web Site automated capacity calculation is not used since all capacity-generating spaces are not included; Capacity calculation includes all classrooms that can be scheduled for all least six periods/day.
- ** Based on school level cohorts; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.
- *** Technology High site is state-owned.

TABLE II.5

SLT II Facilities Model

| EXISTING | ENTIRE SLT | PROPOSED |
|--|------------|---|
| (12) Buildings (excluding Gateway School) | | (12) Buildings (excluding Gateway School) |
| COMPREHENSIVE HIGH SCHOOLS | | |
| (6) Buildings | | (6) Buildings scope of work: (2) new schools on new sites (4) renovation/addition projects |
| MAGNET HIGH SCHOOLS | | |
| (4) Buildings | | (4) Buildings scope of work: (1) new school on new site (2) renovation/addition projects (1) minor renovation |
| ALTERNATIVE HIGH SCHOOLS | | |
| (2) Buildings | | (2) Buildings scope of work: (2) renovation projects |
| TOTAL ESTIMATED COST (per NJDOE unit costs): | | \$387,401,463 |

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TABLE II.6

SLT II Proposed Redevelopment Plan

| EXISTING | | | | | | | | | | |
|----------------------------|-----------|-----------------|-------------------|------------------------|---------------------|---------------|-----------------------------|--------|--|--|
| SITE / INFRASTRUCTURE DATA | | | | | USE / CAPACITY DATA | | | | | |
| Original Building | Facility | School | Grades | Optim. | 1998-99 Enrollments | | Proj. Enroll.** (by School) | | | |
| Age | Total GSF | Condition Index | Site Size (acres) | Type | Enroll. | Self-Cont. SE | | | | |
| | | | | | | | | | | |
| 1931(1986 ren.) | 200,000 | 0.1357 | 1.15 | Magnet HS | 9-12 | 558 | 0 | 768 | | |
| 1964 | 295,480 | 0.3465 | 5.99 | HS | 9-12 | 1,650 | 161 | 1,966 | | |
| 1911 | 207,365 | 0.3119 | 1.58 | HS | 9-12 | 535 | 45 | 0 | | |
| 1912 | 225,600 | 0.3009 | 1.69 | HS | 9-12 | 1,477 | 130 | 1,749 | | |
| 1914 | 329,630 | 0.2140 | 4.36 | HS | 9-12 | 1,423 | 0 | 2,577 | | |
| 1906 | 75,140 | 0.4516 | 1.31 | UNASSIGNED | | | | | | |
| 1890 | 115,485 | 0.3182 | 2.80 | SE HS | 9-12 | 179 | 179 | 234 | | |
| 1910 | 60,000 | 0.3104 | 0.00 | Magnet HS | 9-12 | 521 | 0 | 741 | | |
| 1920 | 149,620 | 0.3686 | 2.50 | Magnet HS, SLT Offices | 9-12 | 610 | 107 | 689 | | |
| 1957 | 149,015 | 0.3458 | 3.08 | Magnet Jr./Sr. HS | 7-12 | 864 | 48 | 1,112 | | |
| 1933 | 186,125 | 0.2928 | 2.00 | HS | 9-12 | 895 | 82 | 1,410 | | |
| 1957 | 157,390 | 0.4202 | 4.26 | Alternative HS | 9-12 | 421 | 44 | 518 | | |
| 1926 | 165,255 | 0.3975 | 5.18 | HS/Adult | 9-12/Adult | 1,087 | 0 | 1,325 | | |
| | | | | | | | | | | |
| | 2,316,105 | | 35.90 | | | 11,230 | 796 | 13,089 | | |

| SCHOOL ID | | NJOE Number |
|----------------------------|-----|-------------|
| School Name | | |
| SLT II: | | |
| Arts High | 010 | |
| Barringer High | 020 | |
| Central High | 030 | |
| East Side High | 040 | |
| Malcolm X Shabazz | 050 | |
| Marcus Garvey | 043 | |
| Montgomery Alternative | 540 | |
| Science High (LEASED) | 055 | |
| Technology High*** | 056 | |
| University High | 057 | |
| Waequebic High | 070 | |
| West Kinney Alternative | 045 | |
| West Side High/Nwk Evening | 080 | |
| Gateway Academy (SLT I) | | |
| SLT II TOTALS | | |

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TABLE II.6 (continued)

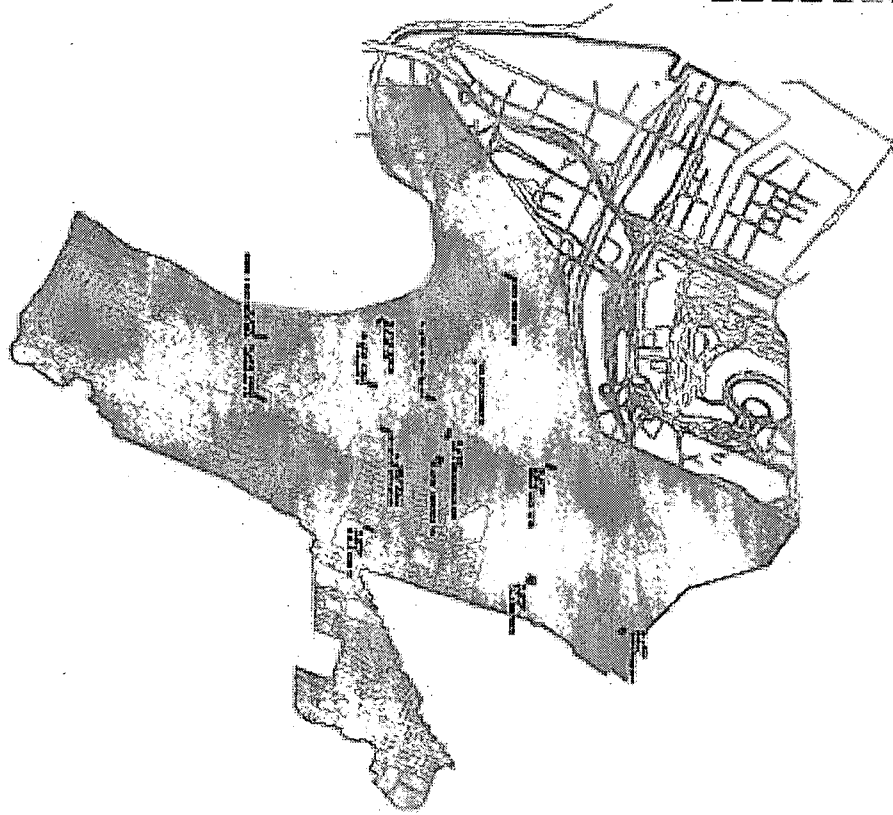
SLT II Proposed Redevelopment Plan

| SCHOOL ID | | | PROPOSED | | | | | | | | | | | |
|----------------------------|-------------|-------------|---------------------|-----------------|---------------------|-----|------------------------------------|----------|-----------|------------------|---------------------------|------------------------------------|-----------------------------|------------------------------|
| School Name | NJOE Number | School Type | USE / CAPACITY DATA | | | | CONSTRUCTION ISSUES | | | | | | | |
| | | | Grades | Target Capacity | Self-Cont. Capacity | SE | Scope of Work | Proposed | Total | New Construction | Slip | Preliminary Est. Acquisition Costs | Proposed Construction Start | Estimated Cost (as per NJOE) |
| SLT II: | | | | | | | | | | | | | | |
| Arts High | | 010 | 9-12 | 600 | | 60 | Minor renovation | | 200,000 | | | | Year 5 | 6,167,928 |
| Barringer High | | 020 | 9-12 | 1,800 | 180 | | Renovation/Addition (4 Academies) | | 302,680 | 7,200 | Same site | | Year 4 | 31,627,985 |
| Central High | | 030 | 9-12 | 1,200 | 120 | | New school | | 270,100 | 270,100 | Same site | 2,000,000 | Year 1 | 48,592,259 |
| East Side High | | 040 | 9-12 | 1,800 | 180 | | New school (4 Academies) | | 347,857 | 347,857 | New site | 6,000,000 | Year 2 | 68,900,278 |
| Malcolm X Shabazz | | 050 | 9-12 | 1,600 | 160 | | Renovation/Addition (4 Academies) | | 332,030 | 2,400 | Same site | | Year 4 | 27,260,101 |
| Marous Garvey | | 043 | | | | | Demolition (incl. w/ Science Park) | | | | | | | |
| Montgomery Alternative | | 540 | 9-12 | 250 | 250 | | Renovation | | 115,485 | | Same site | | Year 4 | 7,445,803 |
| Science High (LEASED) | | 055 | 9-12 | 800 | 800 | 80 | New Science Park High School | | 224,625 | 224,625 | New site/Expand M. Garvey | 3,000,000 | Year 1 | 42,966,280 |
| Technology High*** | | 056 | 9-12 | 800 | 800 | 80 | Renovation/Addition | | 175,574 | 24,954 | Expand site | 2,000,000 | Year 5 | 23,271,467 |
| University High | | 057 | 9-12 | 900 | 900 | 90 | Renovation/Addition | | 208,462 | 78,456 | Expand site | 1,500,000 | Year 4 | 27,120,934 |
| Winequale High | | 070 | 9-12 | 900 | 900 | 90 | Renovation/Addition | | 223,645 | 37,520 | Same site | | Year 3 | 22,786,838 |
| West Kinney Alternative | | 045 | 9-12 | 500 | 500 | 50 | Renovation | | 157,390 | | Same site | | Year 3 | 39,480,795 |
| West Side High/Nwk Evening | | 080 | 9-12/Adult | 1,600 | 160 | 160 | Renovation/Addition (4 Academies) | | 287,569 | 122,314 | Expand site | 3,000,000 | Year 4 | 42,480,755 |
| Gateway Academy (SLT I) | | | 9-12 | 100 | 0 | 0 | Leased (to open Fall 1999) | | 30,000 | | Same site | | n/a | |
| SLT II TOTALS | | | | 12,850 | 1,500 | | | | 2,875,417 | 1,115,426 | | \$ 17,500,000 | | \$ 387,401,463 |

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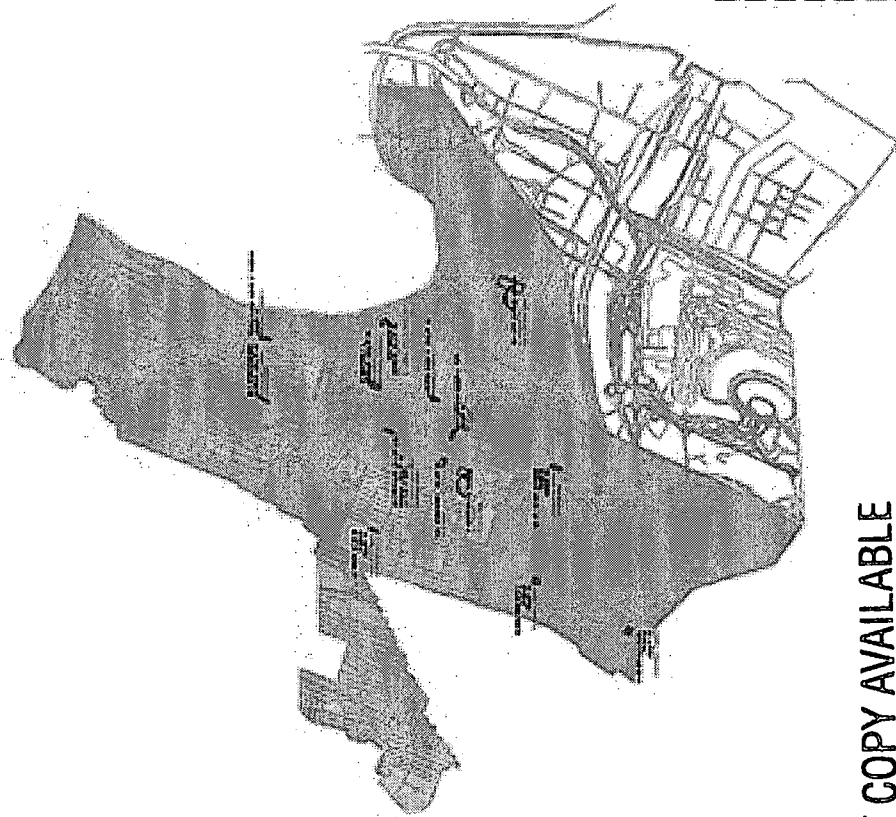


- Elementary Schools
- Elementary / Middle Schools
- Middle Schools
- High Schools
- Special Education Schools
- Adult Schools
- New School / Site

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- Elementary Schools
- Elementary / Middle Schools
- Middle Schools
- High Schools
- Special Education Schools
- Adult Schools
- New School / Site

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Building Development Considerations

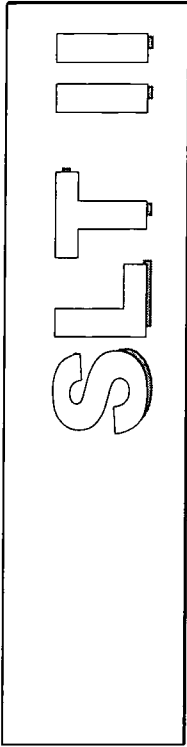
Individual facility considerations that shaped the Facilities Management Plan for SLT II are as follows:

SLT II Central High School (1911/1974)
Science High School (1910 – leased)

Programs of requirements, educational specifications, and site evaluations have been prepared for replacement buildings for both schools. Construction of both projects is scheduled to start in 2000, subject to funding.

The existing Central High is housed in an obsolete building and is in the process of being phased out, to be replaced by a New Central High for 1,200 students located on a six-acre site at 18th Avenue and Boyd Street. The New Central High will be a comprehensive high school with four academies: Health/Science, Business/Computer Applications, and Technology.

The new Science Park High School will replace the existing magnet high school, which occupies leased quarters in a downtown building that is thoroughly obsolete and educationally inadequate. Science Park High School will be a model high school for 800 students and is being jointly sponsored by University Heights Science Park and The Newark Public Schools. It will occupy a site near Science Park and adjacent to the major institutions on University Heights—either the existing Central High site or an expanded site surrounding the existing Marcus Garvey School.



SLT II East Side High School (1912/1926/1955/1982)
A new East Side High is proposed to alleviate current and projected overcrowding in the Ironbound district, to replace a largely obsolete high school with portions dating from 1912 and 1926, and to free space for a new middle school to meet capacity needs and balance enrollments in the elementary schools. Most of the existing school building is obsolete, in poor condition, and educationally inadequate as a high school. It is also inefficiently organized due to multiple additions. The New East Side High will be a comprehensive high school for 1,800 students based on four articulated academies of approximately 450 students each. A new site in the Ironbound District is under discussion with the City.

SLT II Barringer High School (1964)
Malcolm X, Shabazz High School (1914/1976)
Weequahic High School (1933/1976)
West Side High School (1926/1982)

Although needing a substantial amount of remedial work, these buildings are basically sound and can be feasibly renovated and expanded to meet program needs. The schools will continue as comprehensive high schools. Because they are serve large student populations, a comprehensive reorganization into academies or houses is proposed. Barringer will house 1,800 students in four academies, Shabazz and West Side will house 1,600 students in four academies, and Weequahic 900 students in two academies. All existing sites are sufficient for the additions except for the West Side site, which will need to be expanded. Use of temporary classroom facilities may be needed to facilitate the renovations.

| | | |
|---------------|--|---|
| SLT II | Montgomery Alternative High School (1890/1965) West Kinney Alternative High School (1957) Both schools are proposed to continue as alternative schools. They will be renovated to remedy existing deficiencies and certain educational inadequacies. | University may need temporary classrooms to facilitate the renovations. |
| SLT II | Arts High School (1931/1996) Technology High School (1920/1960) University High School (1957) These three magnet high schools will remain, but require some renovations to correct existing deficiencies. Arts High, which received an addition and renovation in 1996, requires only minor renovation to remove certain roofing and ventilation deficiencies that were not addressed in the 1996 renovation. Technology and University Highs will require more extensive renovations and additions as magnet high schools to house 800 and 900 students respectively. Both will require some expansion of existing sites. | SLT II Marcus Garvey (1908) This building is antiquated and in very poor condition. It is currently closed except for some adult programs and was last used as the location of High School Redirection, a program for pregnant teenagers, which is now housed at West Kinney. It is proposed to demolish the Marcus Garvey building and use the site along with other properties (many already owned by the district), as the site of a new school, probably Science Park High School. |
| | | SLT II Gateway Academy (1999 – leased) This is a new program for school-age children released from incarceration. The new leased facility at 200 Washington Street is intended to house about 100 students, and may serve as a pilot for other similar facilities located in other sectors of the city. |

Cost & Funding Allowance Summary

Of the proposed \$387,401,463 total project budget for SLT II, \$318,721,806 falls within the proposed funding allowance.

Table II.7 summarizes cost and funding data for each project included in the SLT II Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Pages 20-21).

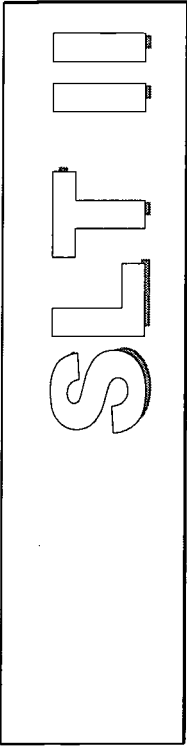


TABLE II.7 **SLT II Cost & Funding Allowance Summary**

| SLT II Building Name | Construction Cost | Construction Funding | Site Acquisition Cost | Site Funding | Project Total | Project Funding Allowance |
|---|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|---------------------------|
| Arts High School | 6,167,928 | 11,514,172 | - | - | 6,167,928 | 6,167,928 |
| Barringer High School | 31,627,985 | 32,461,087 | - | - | 31,627,985 | 31,627,985 |
| Central High School | 48,592,259 | 33,763,630 | 2,000,000 | 2,000,000 | 48,592,259 | 35,763,630 |
| East Side High School | 62,900,278 | 44,696,177 | 6,000,000 | 6,000,000 | 68,900,278 | 50,696,177 |
| Malcolm X Shabazz High School | 27,260,101 | 36,974,891 | - | - | 27,260,101 | 27,260,101 |
| Montgomery Alternative High School | 7,445,803 | 11,143,083 | - | - | 7,445,803 | 7,445,803 |
| Science Park High School | 39,266,280 | 22,945,396 | 3,000,000 | 3,000,000 | 42,266,280 | 25,945,396 |
| Technology High School | 21,271,467 | 21,344,278 | 2,000,000 | 2,000,000 | 23,271,467 | 23,271,467 |
| University High School | 25,620,934 | 29,597,261 | 1,500,000 | 1,500,000 | 27,120,934 | 27,120,934 |
| Weequahic High School | 22,786,838 | 27,347,845 | - | - | 22,786,838 | 22,766,838 |
| West Kinney Alternative High School | 39,480,795 | 18,154,751 | - | - | 39,480,795 | 18,154,751 |
| West Side High School/Newark Evening School | 39,480,795 | 39,994,716 | 3,000,000 | 3,000,000 | 42,480,795 | 42,480,795 |
| Totals | \$ 369,901,463 | \$ 329,937,287 | \$ 17,500,000 | \$ 17,500,000 | \$ 387,401,463 | \$ 318,721,806 |

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Efficiency Evaluation

Table II.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT II school in the table, it can be seen that most of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT II schools is 1.68. Compared to the Abbott Model allowance of 1.40, this grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.
- Single-loaded corridors around a large centrally located interior space such as an auditorium.

SLT II

- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed. The remaining excess proposed square footage in a few schools results from the provision of spaces that are not included in the Abbott Model. However, this does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceeds the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

- * Grossing factors should be viewed as preliminary pending more detailed analysis.
- ** NJDOE Project Web Site automated capacity calculation is not used since all capacity-generating spaces are not included; Capacity calculation includes all clrms. that can be scheduled for all least six periods/day (See Space Programs/Detailed Project Reports).
- *** GSF/Student and NSF/Student does not include SF for SLT offices.

TABLE II.8

SLT II Efficiency Evaluation

| EXISTING | | | | | | | | | | | |
|----------------|----------------------------|---------------------------|---------------------------|-------------|------------------|-------------------------|---------|-------------|------------------|------------------------|--------|
| School Type | Optim. Capacity 85% util** | Existing Grossing Factor* | Gross SF/Student Analysis | | | Net SF/Student Analysis | | | | | |
| | | | Gross SF | GSF/Student | Abbott Allowance | Deviation (+) = excess | Net SF | NSF/Student | Abbott Allowance | Deviation (+) = excess | |
| | | | | | | | | | | | |
| Magnet HS | 817 | 1.67 | 200,000 | 244.80 | 151.35 | +93.45 | 119,914 | 146.77 | 108.11 | | +38.66 |
| HS | 1,650 | 1.69 | 295,480 | 179.08 | 151.35 | +27.73 | 174,427 | 86.95 | 108.11 | | -21.16 |
| HS | 1,202 | 1.84 | 207,365 | 172.52 | 151.35 | +21.17 | 112,586 | 93.67 | 108.11 | | -14.44 |
| HS | 1,477 | 1.47 | 225,600 | 152.74 | 151.35 | +1.39 | 153,106 | 103.66 | 108.11 | | -4.45 |
| HS | 1,423 | 1.82 | 329,630 | 173.91 | 151.35 | +22.56 | 180,796 | 89.58 | 108.11 | | -18.53 |
| SE HS | 357 | 1.66 | 115,485 | | no model | | 69,736 | | no model | | |
| Magnet HS | 446 | 1.52 | 60,000 | 134.53 | 151.35 | -16.82 | 39,486 | 86.95 | 108.11 | | -21.16 |
| Magnet HS | 715 | 1.72 | 149,620 | 170.72 | 151.35 | +19.37 | 86,971 | 96.19 | 108.11 | | -11.92 |
| Magnet HS | 864 | 1.76 | 149,015 | 172.47 | 151.35 | +21.12 | 84,846 | 98.20 | 108.11 | | -9.91 |
| HS | 786 | 1.75 | 186,125 | 173.91 | 151.35 | +22.56 | 106,130 | 89.58 | 108.11 | | -18.53 |
| Alternative HS | 625 | 1.47 | 157,390 | | no model | | 106,744 | | no model | | |
| HS/Adult | 868 | 1.76 | 165,255 | 190.39 | 151.35 | +39.04 | 94,027 | 108.33 | 108.11 | | +0.22 |

| SCHODL | |
|----------------------------|--|
| SLT II: | |
| Arts High | |
| Barringer High | |
| Central High | |
| East Side High | |
| Malcolm X Shabazz | |
| Montgomery Alternative | |
| Science High (LEASED) | |
| Technology High*** | |
| University High | |
| Weequahic High | |
| West Kinney Alternative | |
| West Side High/Nwk Evening | |

| | | | | | | | | | | |
|--------|--------|------|-----------|--------|--------|--------|-----------|-------|--------|-------|
| SLT II | 11,230 | 1.68 | 2,240,965 | 176.51 | 151.35 | +25.16 | 1,328,769 | 99.99 | 108.11 | -8.12 |
|--------|--------|------|-----------|--------|--------|--------|-----------|-------|--------|-------|

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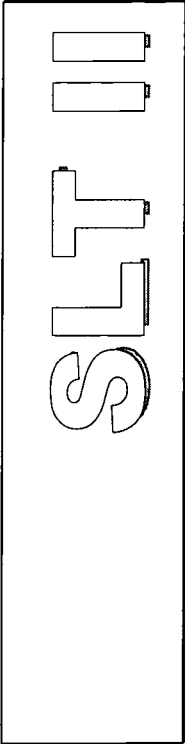
TABLE II.8 (continued) SLT II Efficiency Evaluation

| SCHOOL | School Type | Max. Capacity | Proposed Grossing Factor* | PROPOSED | | | | | | Proposed Program SF in Excess of Abbott Model | | | |
|----------------------------|----------------|---------------|---------------------------|---------------------------|-------------|-------------------------|-----------|-------------|------------------------|---|------------------|------------------------|--|
| | | | | Gross SF/Student Analysis | | Net SF/Student Analysis | | NSF/Student | Deviation (+) = excess | | Abbott Allowance | Deviation (+) = excess | |
| | | | | Gross SF | GSF/Student | Abbott Allowance | Net SF | | | | | | |
| SLT II: | | | | | | | | | | | | | |
| Arts High | Magnet HS | 904 | 1.67 | 200,000 | 221.24 | 151.35 | 119,914 | 132.65 | 108.11 | +24.54 | 21,580 | | |
| Barringer High | HS | 2,028 | 1.55 | 302,680 | 149.25 | 151.35 | 194,813 | 96.06 | 108.11 | -12.05 | -9,642 | | |
| Central High | HS | 1,552 | 1.52 | 270,100 | 174.03 | 151.35 | 178,002 | 114.69 | 108.11 | +6.58 | 8,850 | | |
| East Side High | HS | 2,056 | 1.60 | 347,857 | 169.19 | 151.35 | 217,410 | 105.74 | 108.11 | -2.37 | -256 | | |
| Malcolm X Shabazz | HS | 1,837 | 1.76 | 332,030 | 180.75 | 151.35 | 188,601 | 102.67 | 108.11 | -5.44 | -1,062 | | |
| Montgomery Alternative | SE HS | 360 | 1.61 | 115,485 | | no model | 71,890 | | no model | | | | |
| Science High (LEASED) | Magnet HS | 1,056 | 1.50 | 224,625 | 212.71 | 151.35 | 149,968 | 142.02 | 108.11 | +33.91 | 46,335 | | |
| Technology High*** | Magnet HS | 1,008 | 1.46 | 175,574 | 173.19 | 151.35 | 120,252 | 119.30 | 108.11 | +11.19 | 5,520 | | |
| University High | Magnet HS | 1,165 | 1.60 | 208,462 | 178.94 | 151.35 | 130,599 | 112.10 | 108.11 | +3.99 | 4,650 | | |
| Weequahic High | HS | 1,085 | 1.66 | 223,645 | 206.12 | 151.35 | 134,483 | 123.95 | 108.11 | +15.84 | 8,330 | | |
| West Kinney Alternative | Alternative HS | 618 | 1.52 | 157,390 | | no model | 103,421 | | no model | | | | |
| West Side High/Nwk Evening | HS/Adult | 1,868 | 1.56 | 287,569 | 153.94 | 151.35 | 184,559 | 98.80 | 108.11 | -9.31 | -1,387 | | |
| SLT II | | | | | | | | | | | | | |
| | | 15,537 | 1.58 | 2,845,417 | 181.94 | 151.35 | 1,793,912 | 114.80 | 108.11 | +6.69 | 82,918 | | |

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Implementation Schedule

SLT II SCHEDULE ISSUES Except for Science and Central High replacement projects that are currently in programming and site acquisition as Year 1 projects, most of the high school projects involve renovations and additions. These projects have been

distributed in Years 3 through 5 depending upon site acquisition or sequencing needs. East Side High is slated for replacement in Year 2 on a new site to be acquired in Year 1 in order to vacate the existing site for a new middle school in SLT I in Year 4.

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TABLE II.9 **SLT II Proposed Redevelopment Plan Schedule**

| School Name | Scope of Work | Grades | Target Capacity | Construction Start | | | |
|----------------------------|-----------------------------------|------------|-----------------|--------------------|------|------|------|
| | | | | 2000 | 2001 | 2002 | 2003 |
| Arts High | Minor renovation | 9-12 | 600 | | | | |
| Barringer High | Renovation/Addition (4 Academies) | 9-12 | 1,800 | | | | |
| Central High | New school | 9-12 | 1,200 | | | | |
| East Side High | New school (4 Academies) | 9-12 | 1,800 | | | | |
| Malcolm X Shabazz | Renovation/Addition (4 Academies) | 9-12 | 1,600 | | | | |
| Montgomery Alternative | Renovation | 9-12 | 250 | | | | |
| Science High (LEASED) | New school | 9-12 | 800 | | | | |
| Technology High | Renovation/Addition | 9-12 | 800 | | | | |
| University High | Renovation/Addition | 9-12 | 900 | | | | |
| Weequahic High | Renovation/Addition | 9-12 | 900 | | | | |
| West Kinney Alternative | Renovation | 9-12 | 500 | | | | |
| West Side High/Nwk Evening | Renovation/Addition (4 Academies) | 9-12/Adult | 1,600 | | | | |
| Gateway Academy | Leased (to open Fall 1999) | 9-12 | 100 | | | | |
| SLT II TOTALS | | | 12,850 | | | | |

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SLT III



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THE NEWARK PUBLIC SCHOOLS FIVE-YEAR FACILITIES MANAGEMENT PLAN

Summary of Findings

School Leadership Team III consists of sixteen physical sites and Bruce Street School for the Deaf, which is housed in George Washington Carver Elementary School. Although SLT III has been designated to serve the South Ward of the district, Louise A. Spencer Elementary School is located in the hub of the Central Ward. Two other sites, Miller Street Elementary School and Dayton Street School, are considered to be located on the edge of the East Ward of the district. In addition, highway construction (Route 78) has separated some of the schools and in some cases, makes accessibility very difficult.

While enrollment at many of the schools has decreased over the past years due to the demolition of housing, a tremendous amount of redevelopment is being realized throughout the SLT III area. Townhouses are built and opening in the area served by the Avon Avenue Elementary School. Apartment houses have been refurbished along Elizabeth Avenue, affecting Maple Avenue and Maple Avenue Annex. In addition, a large townhouse development is being planned for the area served by the Dayton Street School.

The majority of students attending schools in SLT III receive free lunch. This is an indication of the economic condition of the area. As a result, many students come to school in need of health and social attention. Many extended day programs have been developed at the schools to provide enhanced academic programs and safe environments for our students during after school hours. "Schools of Promise" is an initiative being implemented at four of the schools. These schools provide an intense after-school program as well as comprehensive medical and dental services for all students. In

SLT III

addition, two schools have school-based health clinics to serve students.

Project Grad has been a major initiative implemented in eight schools that feed into Malcolm X Shabazz High School. This project allows the vision and guarantee of all students to attend college a reality. Along with Project Grad come the following programs: Consistency Management and Cooperative Discipline, Communities In Schools (addressing the whole child and providing necessary resources to the students and their families), and the whole school reform model, Success For All.

Due to the age of the schools and the new restructuring initiatives that are currently being implemented at many of the sites, there is a need for new schools and major renovation in School Leadership Team III.

STATUS OF EXISTING FACILITIES

Critical facilities issues that shaped the proposed Facilities Management Plan for SLT III are summarized below. A statistical summary with infrastructure, capacity, projected enrollment, and unhoused student data for each school is provided in Table III.1.

PHYSICAL PLANT

- The average age of the original section of an SLT III school is 65 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a

Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.

- Eight of the sixteen buildings operated by SLT III were built prior to 1930. The newest school was constructed twenty years ago.
- All SLT III schools requires significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.
- The projected cost to correct all functional, life cycle and current code deficiencies identified in the sixteen buildings operated by The Newark Public Schools in SLT III was calculated to be \$78,337,683. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT III buildings totals \$191,019,375.
- All SLT III schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies.
- No school has a deficiency correction budget that exceeds replacement cost. Seven buildings, however, have deficiency

correction budgets that exceed 50% of replacement costs, with one approaching 75%.

CAPACITY

- Only four SLT III schools do not have adequate existing capacity, based on current room uses, to adequately accommodate projected enrollments.
- SLT III generally corresponds to Newark's South Ward, which has lost a significant amount of its population since the 1980s, particularly in the northern section. This loss of population has caused six schools to have significant surplus capacity.
- Highway I-78, which physically separates SLT III into northern and southern sections, poses a physical barrier that prevents students from traveling to less crowded schools on the other side of the highway. Also, schools with excess capacity are not appropriately located to help alleviate overcrowding while maintaining the district's "neighborhood" school and walking policy in other more remote areas of the SLT.
- NJDOE Abbott Model class size and classroom square footage standards have reduced school capacities. (*See typical classroom sizes on summary table.*) Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.
- The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark's students within existing facilities will further reduce existing school capacities.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology infused instruction, and the particularized needs of Newark's students, are not provided or are inadequately provided.

- Many schools have basement instructional spaces that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT III consists of five elementary schools and eleven combined elementary/middle schools, one of which has a special education program. Two of the sixteen buildings are "annexes" located on nearby or remote sites. The schools consist of varying grade alignments, including K-8, K-6, K-2, 3-8 and 4-8. It is a district objective to create separate K-5 elementary and 6-8 middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- General education schools in SLT III presently serve from 338 to 1,323 students. A few schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

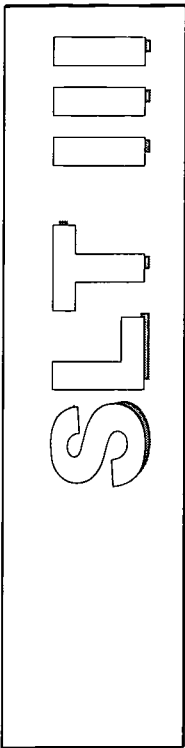
PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographical basis, it is critical that equal accommodations be provided in each school throughout the district so that each student is offered the same opportunities and experiences.
- Bus transportation is typically not provided to general education students. Traffic congestion, geographical barriers such as highways, the size of the district, and the lack of appropriate student drop-off areas at the schools are not conducive to mass busing.
- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play areas.

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on \$125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.



NOTES

- * Existing enrollments do not include charter school students.
- ** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.

TABLE III.1

Existing Conditions: Capacity and Enrollment

| SCHOOL ID | | CURRENT USE | | CAPACITY & ENROLLMENT | | | | |
|-------------------------------|--------------|--------------|---------|-----------------------|--------------------------|----------------------------|------------------------|-------------------|
| Name | NJDOE Number | Type | Grades | Capacity as per NJDOE | 1998-99 Actual Enroll. * | Proj. Enroll. ** (by Sch.) | Proj. Missing Capacity | Typical Clm. Size |
| SLT III North: | | | | | | | | |
| Avon Avenue | 220 | Elem./Middle | K-8 | 488 | 520 | 574 | -86 | 640-850 sf |
| Belmont-Runyon | 225 | Elem. | PK-6 | 362 | 338 | 331 | +31 | 700-970 sf |
| Bragaw Avenue | 250 | Elem./Middle | K-8 | 484 | 394 | 316 | +168 | 600-820 sf |
| Clinton Avenue | 353 | Elem. | K-3 | 309 | 400 | 266 | +43 | 670-720 sf |
| Hawthorne Avenue | 470 | Elem./Middle | K-8 | 510 | 406 | 387 | +123 | 675-950 sf |
| Louise A. Spencer | 495 | Elem./Middle | PK-8 | 1,055 | 1,323 | 1,097 | -42 | 650-960 sf |
| Madison | 500 | Elem. | PK-6 | 715 | 747 | 654 | +61 | 645-750 sf |
| Miller Street | 530 | Elem./Middle | K-8 | 665 | 530 | 663 | +2 | 660-860 sf |
| William H. Brown | 230 | Elem./Middle | 4-8 | 872 | 460 | 455 | +417 | 625-840 sf |
| SLT III/North TOTALS | | | | 5,460 | 5,118 | 4,743 | +717 | |
| SLT III/South: | | | | | | | | |
| Chancellor Avenue | 330 | Elem./Middle | 3-8 | 614 | 682 | 627 | -13 | 600-960 sf |
| Chancellor Avenue Annex | 335 | Elem. | K-2 | incl. above | incl. above | incl. above | | |
| Dayton Street | 370 | Elem./Middle | K-8 | 702 | 411 | 443 | +259 | 660-960 sf |
| George W. Carver/Bruce Street | 290 | Elem./Middle | PK-8/SE | 1,168 | 1,119 | 1,077 | +91 | 450-600 sf |
| Maple Avenue | 510 | Elem./Middle | 3-8 | 467 | 654 | 682 | -215 | 430-900 sf |
| Maple Avenue Annex | 511 | Elem. | K-2 | incl. above | incl. above | incl. above | | |
| Peshine Avenue | 600 | Elem./Middle | K-8 | 879 | 747 | 667 | +212 | 605-985 sf |
| SLT III/South TOTALS | | | | 3,830 | 3,613 | 3,496 | +334 | |
| SLT III TOTALS | | | | 9,290 | 8,731 | 8,239 | +1,051 | |

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TABLE III.1 (continued)

Existing Conditions: Infrastructure Issues

| SCHOOL ID | | INFRASTRUCTURE ISSUES (not address educational adequacy) | | | | | | | | | | | | | | FCI | |
|-------------------------------|--------------|--|---------------------|---------|-----------------|------------------------------|-----------------|--------|-----------------|----------------------------|----------------------|--------|-----------|-------|--|------|--|
| Name | NJDOE Number | DATES OF CONSTRUCTION/SF | | | | Deficiency Correction Budget | | | | Building Replacement Value | | Good | | Fair | | Poor | |
| | | Total GSF | Original Bldg. Year | SF | Addition 1 Year | SF | Addition 2 Year | SF | Addition 3 Year | SF | | 0-0.05 | 0.05-0.10 | 0.10+ | | | |
| SLT III North: | | | | | | | | | | | | | | | | | |
| Avon Avenue | 220 | 93,035 | 1905 | 75,270 | 1925 | 17,765 | | | | | 5,566,307 | | | | | 0.48 | |
| Belmont-Runyon | 225 | 35,585 | 1962 | 35,585 | | | | | | | 2,328,316 | | | | | 0.52 | |
| Bragaw Avenue | 250 | 69,515 | 1928 | 69,515 | | | | | | | 5,332,923 | | | | | 0.61 | |
| Clinton Avenue | 353 | 43,570 | 1969 | 43,570 | | | | | | | 3,256,283 | | | | | 0.60 | |
| Hawthorne Avenue | 470 | 72,440 | 1895 | 10,000 | 1900 | 20,000 | 1908 | 20,000 | 1914 | 22,440 | 3,546,353 | | | | | 0.39 | |
| Louise A. Spencer | 495 | 196,545 | 1976 | 196,545 | | | | | | | 6,546,301 | | | | | 0.27 | |
| Madison | 500 | 92,265 | 1890 | 64,150 | 1926 | 28,115 | | | | | 6,284,371 | | | | | 0.54 | |
| Miller Street | 530 | 83,855 | 1913 | 77,715 | 1963 | 6,140 | | | | | 5,683,967 | | | | | 0.39 | |
| William H. Brown | 230 | 106,025 | 1900 | 70,000 | 1908 | 20,000 | 1963 | 16,025 | | | 5,218,540 | | | | | 0.39 | |
| SLT III North TOTALS | | 792,835 | | | | | | | | | \$ 43,763,361 | | | | | | |
| SLT III South: | | | | | | | | | | | | | | | | | |
| Chancellor Avenue | 330 | 83,035 | 1930 | 93,035 | | | | | | | 4,934,830 | | | | | 0.42 | |
| Chancellor Avenue Annex | 335 | 46,765 | 1959 | 46,765 | | | | | | | 3,991,418 | | | | | 0.68 | |
| Dayton Street | 370 | 134,350 | 1950 | 134,350 | | | | | | | 7,636,122 | | | | | 0.45 | |
| George W. Carver/Bruce Street | 290 | 209,500 | 1979 | 209,500 | | | | | | | 5,121,445 | | | | | 0.20 | |
| Maple Avenue | 510 | 68,905 | 1924 | 68,905 | | | | | | | 1,949,250 | | | | | 0.23 | |
| Maple Avenue Annex | 511 | 21,000 | 1954 | 21,000 | | | | | | | 4,444,217 | | | | | 1.69 | |
| Peshine Avenue | 600 | 128,825 | 1911 | 70,235 | 1983 | 58,590 | | | | | 6,497,040 | | | | | 0.40 | |
| SLT III South TOTALS | | 702,380 | | | | | | | | | \$ 34,574,322 | | | | | | |
| SLT III TOTALS | | 1,495,215 | | | | | | | | | \$ 78,337,683 | | | | | | |

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Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table III.2 calculates the Facilities Condition Index for each SLT III school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. (This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change,

SLT III

however, does not allow the calculation of an FCI that includes all cited deficiencies.)

The major findings of the Facility Condition Index analysis are as follows:

- All SLT III schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.
- No school has a deficiency correction budget that exceeds replacement costs. Seven buildings, however, have deficiency correction budgets that exceed 50% of replacement costs, with one approaching 75%.

TABLE III.2

Facility Condition Report

| School Name | Building Replacement Value | Deficiency Correction Budget | FAC. CONDITION INDEX (FCI) | | | Deficiency Target (10% of Repl. Value) | Variance (min. to be corrected) |
|-------------------------------|----------------------------|------------------------------|----------------------------|----------------|------------|--|---------------------------------|
| | | | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | |
| SLT III North: | | | | | | | |
| Avon Avenue | 11,629,375 | 5,566,307 | | | 0.4786 | 1,162,938 | 4,403,370 |
| Belmont-Runyon | 4,448,125 | 2,328,316 | | | 0.5234 | 444,813 | 1,883,504 |
| Bragaw Avenue | 8,689,375 | 5,332,923 | | | 0.6137 | 868,938 | 4,463,986 |
| Clinton Avenue | 5,446,250 | 3,256,283 | | | 0.5979 | 544,625 | 2,711,658 |
| Hawthorne Avenue | 9,055,000 | 3,546,353 | | | 0.3916 | 905,500 | 2,640,853 |
| Louise A. Spencer | 24,568,125 | 6,546,301 | | | 0.2665 | 2,456,813 | 4,089,489 |
| Madison | 11,533,125 | 6,284,371 | | | 0.5449 | 1,153,313 | 5,131,059 |
| Miller Street | 14,599,375 | 5,683,967 | | | 0.3893 | 1,459,938 | 4,224,030 |
| William H. Brown | 13,253,125 | 5,218,540 | | | 0.3938 | 1,325,313 | 3,893,228 |
| SLT III/North TOTALS | \$ 103,221,875 | \$ 43,763,361 | | | | \$ 10,322,188 | \$ 33,441,174 |
| SLT III/South: | | | | | | | |
| Chancellor Avenue | 4,934,830 | 11,829,375 | | | 0.4243 | 493,483 | 11,135,892 |
| Chancellor Avenue Annex | 3,991,418 | 5,845,625 | | | 0.6828 | 399,142 | 5,446,483 |
| Dayton Street | 7,636,122 | 16,793,750 | | | 0.4547 | 763,612 | 16,030,138 |
| George W. Carver/Bruce Street | 5,121,445 | 26,187,500 | | | 0.1956 | 512,145 | 25,675,356 |
| Maple Avenue | 4,444,217 | 8,613,125 | | | 0.5160 | 444,422 | 8,168,703 |
| Maple Avenue Annex | 1,949,250 | 2,625,000 | | | 0.7426 | 194,925 | 2,430,075 |
| Peshine Avenue | 6,497,040 | 16,103,125 | | | 0.4035 | 649,704 | 15,453,421 |
| SLT III/South TOTALS | \$ 34,574,322 | \$ 87,797,500 | | | | \$ 3,457,432 | \$ 84,340,068 |
| SLT III TOTALS | \$ 78,337,683 | \$ 191,019,375 | | | | \$ 13,779,620 | \$ 117,781,241 |

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Gross Square Feet per Student

Table III.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Only one SLT III school does not exceed the Abbott District Model parameters when square footage is compared to both existing enrollments and school capacity. Two other schools do not exceed the gross square feet per student ratio in terms of existing enrollments while two different schools do not exceed the ratio in terms of existing capacity capabilities.

MAJOR CONSIDERATIONS

- The variation between the ratios based on current enrollments and building capacity in the northern section of the SLT results from the number of classrooms that are considered too small to contribute capacity or have prorated class sizes below the prescribed model. The variation in the southern part of the SLT is due to schools that cannot be filled to capacity due to the population loss in that area.
- Most schools provide specialized instruction spaces that are not included in the Abbott model. For schools that serve elementary

SLT III

and/or middle school students, this includes separate auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model in order to support existing programs.

- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.
- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

- * Existing enrollments do not include charter school students.

TABLE III.3

Gross Square Feet per Student

| School Name | Grades | Existing GSF | Abbott Model Target GSF/Student | 1998-1999 Enrollment* | GSF/Student | Deviation from Abbott Model (GSF/Student) | Existing Capacity as per NJDOE methodology | GSF/Student | Deviation from Abbott Model (GSF/Student) | Typical Classroom Size |
|--------------------------------|---------|------------------|---------------------------------|-----------------------|---------------|---|--|---------------|---|------------------------|
| SLT III North: | | | | | | | | | | |
| Avon Avenue | K-8 | 93,035 | 126.96 | 520 | 178.91 | +51.95 | 488 | 190.65 | +63.69 | 640-850 sf |
| Belmont-Runyon | PK-6 | 35,585 | 124.90 | 338 | 105.28 | -19.62 | 362 | 98.30 | -26.60 | 700-970 sf |
| Bragaw Avenue | K-8 | 69,515 | 126.96 | 394 | 176.43 | +49.47 | 484 | 143.63 | +16.67 | 600-820 sf |
| Clinton Avenue | K-3 | 43,570 | 124.90 | 400 | 108.93 | -15.98 | 309 | 141.00 | +16.10 | 670-720 sf |
| Hawthorne Avenue | K-8 | 72,440 | 126.96 | 406 | 178.42 | +51.46 | 510 | 142.04 | +15.08 | 675-950 sf |
| Louise A. Spencer | PK-8 | 196,545 | 126.96 | 1,323 | 148.56 | +21.60 | 1055 | 186.30 | +59.34 | 650-960 sf |
| Madison | PK-6 | 92,265 | 124.90 | 747 | 123.51 | -1.39 | 715 | 129.04 | +4.14 | 645-750 sf |
| Miller Street | K-8 | 83,855 | 126.96 | 530 | 158.22 | +31.26 | 665 | 126.10 | -0.86 | 660-860 sf |
| William H. Brown | 4-8 | 106,025 | 126.96 | 460 | 230.49 | +103.53 | 872 | 121.59 | -5.37 | 625-840 sf |
| SLT III North TOTALS | | 792,835 | 126.27 | 5,118 | 154.91 | +28.64 | 5,460 | 145.21 | +18.93 | |
| SLT III South: | | | | | | | | | | |
| Chancellor Avenue, incl. Annex | K-8 | 139,800 | 126.96 | 682 | 204.99 | +78.03 | 614 | 227.69 | +100.73 | 600-960 sf |
| Dayton Street | K-8 | 134,350 | 126.96 | 411 | 326.89 | +199.93 | 702 | 191.38 | +64.42 | 660-960 sf |
| George W. Carver/Bruce Street | PK-8/SE | 209,500 | 126.96 | 1,119 | 187.22 | +60.26 | 1168 | 179.37 | +52.41 | 450-600 sf |
| Maple Avenue, incl. Annex | K-8 | 89,905 | 126.96 | 654 | 137.47 | +10.51 | 467 | 192.52 | +65.56 | 430-900 sf |
| Peshine Avenue | K-8 | 128,825 | 126.96 | 747 | 172.46 | +45.50 | 879 | 146.56 | +19.60 | 605-985 sf |
| SLT III South TOTALS | | 702,380 | 126.96 | 3,613 | 194.40 | +67.44 | 3,830 | 183.39 | +56.43 | |
| SLT III Totals | | 1,495,215 | 126.62 | 8,731 | 171.25 | +44.64 | 9,290 | 160.95 | +34.33 | |

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Facility Model Space Analysis

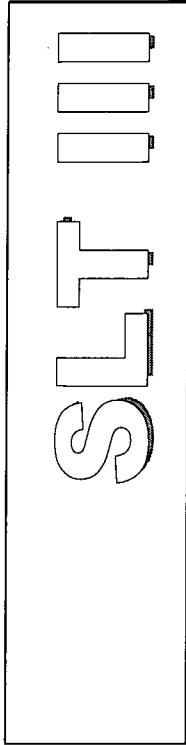
Table III.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with “●”).
- Spaces which are part of the Newark Facilities Model but are not provided (noted with “O”).
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Ten of the sixteen schools in SLT III provide separate accommodations for physical education and lunch. Six schools do not have separate gymnasiums and cafeterias.



- Half of the schools have auditoriums.
- All schools have media centers and computer labs. Many of these spaces, however, do not meet the space standards of the Abbott or district facilities model.
- Only one of the sixteen schools does not have an art room. Only two schools do not have a dedicated music classroom. Many of these existing spaces, however, were former general classrooms.
- The provision of other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, has typically been sacrificed to meet capacity demands or cannot be accommodated within the existing facilities without extensive renovation.

NOTES

- * If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriate use of the space is marked as “existing.”

TABLE III.4

Program Space Model Analysis

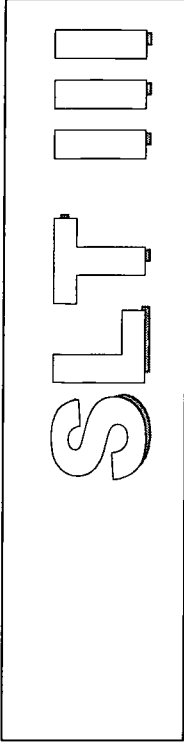
| School Name | SPECIALIZED INSTRUCTION SPACES | | | | | | | | | | | | | | | | |
|-------------------------------|---|------------|------------|------------|--------------|------------|------------------|--------------------|-------------------------|----------|--------------|-------------------|------------|---------------------|--------------------|-------------|----------------|
| | ● = existing dedicated space (may be inadequate); μ = missing model space | | | | | | | | | | | | | | | | |
| | Art Room | Auditorium | Cafeteria* | Career Lab | Computer Lab | Gymnasium* | Health Classroom | Home Economics Lab | Instrumental Music Room | ITV Room | Media Center | Music/Choral Room | OT/PT Room | Practical Arts Room | Science Demo. Room | Science Lab | Technology Lab |
| Elementary: | | | | | | | | | | | | | | | | | |
| Belmont Runyon | λ | μ | λ | μ | λ | μ | μ | μ | λ | μ | λ | λ | μ | μ | μ | μ | μ |
| Chancellor Avenue Annex | λ | μ | λ | μ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | μ | μ | μ |
| Clinton Avenue | λ | μ | μ | μ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | μ | μ | μ |
| Madison Avenue | λ | λ | λ | μ | λ | λ | μ | μ | λ | μ | λ | λ | μ | μ | λ | μ | μ |
| Maple Avenue | λ | μ | λ | μ | λ | μ | μ | μ | μ | μ | λ | λ | μ | μ | λ | μ | μ |
| Elementary/Middle | | | | | | | | | | | | | | | | | |
| Avon Avenue | λ | μ | λ | μ | λ | λ | μ | μ | λ | μ | λ | λ | μ | μ | μ | μ | μ |
| Bragaw Avenue | λ | λ | μ | μ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | μ | μ | μ |
| William H. Brown, Jr. Academy | λ | μ | λ | μ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | λ | λ | μ |
| Carver and Bruce Street | λ | λ | λ | μ | λ | λ | μ | μ | λ | μ | λ | λ | λ | μ | λ | λ | λ |
| Chancellor Avenue | λ | λ | μ | μ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | μ | λ | μ |
| Dayton Street | λ | λ | λ | μ | λ | λ | μ | λ | μ | μ | λ | λ | μ | μ | μ | λ | μ |
| Hawthorne Avenue | μ | μ | λ | λ | λ | μ | μ | μ | μ | μ | λ | λ | μ | λ | μ | μ | μ |
| Maple Avenue | λ | λ | λ | μ | λ | λ | μ | μ | μ | μ | λ | μ | μ | μ | μ | λ | μ |
| Miller Street | λ | λ | λ | μ | λ | λ | μ | μ | μ | μ | λ | μ | μ | μ | μ | μ | λ |
| Peshine Avenue | λ | μ | λ | μ | λ | λ | μ | λ | μ | μ | λ | λ | μ | μ | μ | μ | μ |
| Louise A. Spencer | λ | λ | λ | μ | λ | λ | μ | μ | λ | μ | λ | λ | μ | μ | λ | λ | λ |

The Plan & Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings, changes in the location of student populations since their construction, and program obsolescence, most SLT III schools require replacement or significant renovation and expansion. Collectively, the plan for SLT III includes seven new schools on or near existing sites, one new school on a new site, and the renovation and/or expansion of five existing schools. A summary of the existing and proposed use of each building is provided in Table III.6.

CRITICAL CONSIDERATIONS

- The number of school buildings is reduced from sixteen to fourteen. One school annex is eliminated.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.
- Inefficient schools in terms of usable space and capacity are eliminated.



- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of \$292,006,296 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs (*professional fees, contingencies, furniture, etc.*), inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT III Facilities Model

SCHOOL GRADE ALIGNMENT SLT III currently has a mixture of school types and grade alignments. The SLT operates five elementary schools serving grades PK-6, K-3 or K-2 and eleven combined elementary/middle schools serving grades PK-8, 4-8 or 3-8. Facility limitations at two schools have resulted in a given K-8 cohort of students being split between two sites.

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT III, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT III enrollments are calculated in Table III.5.

SLT III

At the present time, SLT III operates a total of fourteen schools housed in sixteen buildings. (Two schools have "annex" buildings on remote sites.) School enrollments for the 1998-99 school year ranged from a low of 338 students in an elementary school to a high of 1,119 students in a K-8 school. Of the fourteen schools, five had lower enrollments than advocated in the Abbott Facilities Model. Two of these schools also offer less capacity than that advocated in the Abbott Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical, given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, this would require one additional school in SLT III and the elimination of the inefficient annex buildings.

NOTES (TABLE III.6)

- * Existing enrollments do not include charter school students.
- ** Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.
- *** Does not include provisions for new/expanded preschool programs.

TABLE III.5

SLT III Facilities Model

| EXISTING | ENTIRE SLT | PROPOSED |
|--|------------|---|
| (16) Buildings including (2) annexes | | (14) Buildings including (1) annex |
| ELEMENTARY SCHOOLS | | |
| (5) Buildings (including (2) K-2 annexes) | | (4) Buildings <i>scope of work:</i> (1) new school on new site (1) new school on existing site (2) renovation/addition projects |
| ELEMENTARY/MIDDLE SCHOOLS | | |
| (11) Buildings | | (9) Buildings <i>scope of work:</i> (5) new schools on existing sites (4) renovation/addition projects |
| MIDDLE SCHOOLS | | |
| | | (1) Building <i>scope of work:</i> (1) new school on existing site |
| SPECIAL EDUCATION SCHOOLS | | |
| Included above | | Included above |
| TOTAL ESTIMATED COST (per NJDOE unit costs): | | \$292,006,296 |

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TABLE III.6

SLT III Proposed Redevelopment Plan

| EXISTING | | | | | | | | | | | | |
|----------------------------|-----------|--------------------------|-------------------|------------------|---------------------|-----------------------|----------------------|----------------|-----------------------------|---------------|--|--|
| SITE / INFRASTRUCTURE DATA | | | | | USE / CAPACITY DATA | | | | | | | |
| Original Building Age | Total GSF | Facility Condition Index | Site Size (acres) | School Type | Grades | Capacity as per NUDOE | 1998-99 Enrollments* | | Proj. Enroll.** (by School) | | | |
| | | | | | | | Total Enroll. | Pre-K Students | | Self-Cont. SE | | |
| SLT III North: | | | | | | | | | | | | |
| 1905 | 93,035 | 0.4786 | 2.06 | Elem./Middle | K-8 | 488 | 520 | 0 | 24 | 574 | | |
| 1962 | 35,585 | 0.5234 | 1.24 | Elem. | PK-6 | 362 | 338 | 17 | 14 | 331 | | |
| 1928 | 69,515 | 0.6137 | 1.15 | Elem./Middle | K-8 | 484 | 394 | 0 | 21 | 316 | | |
| 1969 | 43,570 | 0.5979 | 1.14 | Elem. | K-3 | 309 | 400 | 0 | 23 | 266 | | |
| 1995 | 72,440 | 0.3916 | 1.13 | Elem./Middle | K-8 | 510 | 406 | 0 | 12 | 387 | | |
| 1976 | 196,545 | 0.2665 | 4.82 | E/M; SLT Offices | PK-8 | 1,055 | 1,323 | 25 | 27 | 1,300 | | |
| 1890 | 92,265 | 0.5449 | 1.29 | Elem. | PK-6 | 715 | 747 | 18 | 17 | 654 | | |
| 1913 | 83,855 | 0.3893 | 1.49 | Elem./Middle | K-8 | 665 | 530 | 0 | 15 | 663 | | |
| 1900 | 106,025 | 0.3938 | 1.87 | Elem./Middle | 4-8 | 872 | 460 | 0 | 34 | 455 | | |
| | 792,835 | | 16.19 | | | 5,460 | 5,118 | 60 | 187 | 4,946 | | |
| SLT III South: | | | | | | | | | | | | |
| 1930 | 93,035 | 0.4243 | 2.80 | Elem./Middle | 3-8 | 614 | 682 | 0 | 26 | 627 | | |
| 1959 | 46,765 | 0.6828 | 3.71 | Elem. | K-2 | | | | | | | |
| 1950 | 134,350 | 0.4547 | 2.33 | Elem./Middle | K-8 | 702 | 411 | 0 | 45 | 443 | | |
| 1979 | 209,500 | 0.1956 | 3.98 | Elem./Middle/SE | K-8/SE | 1,168 | 1,119 | 0 | 14+49 | 1,077 | | |
| 1924 | 68,905 | 0.2263 | 1.37 | Elem./Middle | 3-8 | 467 | 654 | 0 | 15 | 682 | | |
| 1954 | 21,000 | 1.6930 | 0.54 | Elem. | K-2 | | | | | | | |
| 1911 | 128,825 | 0.4035 | 2.06 | Elem./Middle | K-8 | 879 | 747 | 0 | 56 | 667 | | |
| | 702,380 | | 16.79 | | | 3,830 | 3,613 | 0 | 142 | 3,496 | | |
| SLT III TOTALS | | | | | | | | | | | | |
| | 1,495,215 | | 32.98 | | | 9,290 | 8,731 | 60 | 329 | 8,442 | | |

| SCHOOL ID | | NUDOE Number |
|-------------------------|-----|--------------|
| School Name | | |
| SLT III North: | | |
| Avon Avenue | 220 | |
| Belmont-Rumyon | 225 | |
| Bragaw Avenue | 250 | |
| Clinton Avenue | 353 | |
| Hawthorne Avenue | 470 | |
| Louise A. Spencer | 495 | |
| Madison | 500 | |
| Miller Street | 530 | |
| William H. Brown | 230 | |
| SLT III North Totals | | |
| SLT III South: | | |
| Chancellor Avenue | 330 | |
| Chancellor Avenue Annex | 335 | |
| Dayton Street | 370 | |
| George W. Carver | 290 | |
| Maple Avenue | 510 | |
| Maple Avenue Annex | 511 | |
| Peshine Avenue | 600 | |
| SLT IIISouth Totals | | |
| SLT III TOTALS | | |
| | | |

* Existing enrollments do not include Charter School students.

** Based on school level cohorts; Does not include new or expanded preschool programs; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Does not include provisions for new/expanded preschool programs.

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TABLE III.6 (continued)

SLT III Proposed Redevelopment Plan

| PROPOSED | | | | | | | | | | | | |
|---------------------|--------|---------------------|----------------|---------------|---------------|---------------------|------------------|--------|------------------------------------|-----------------------------|-------------------------------|------------|
| USE / CAPACITY DATA | | | | | | CONSTRUCTION ISSUES | | | | | | |
| School Type | Grades | Proposed Capacity** | | | Scope of Work | Square Feet | | Site | | Proposed Construction Start | Estimated Cost (as per NUDOE) | |
| | | Target Capacity | Pre-K Students | Self-Cont. SE | | Total Proposed | New Construction | Status | Preliminary Est. Acquisition Costs | | | |
| SLT III North: | | | | | | | | | | | | |
| Avon Avenue | | | | | | | 130,779 | | 130,779 | Same site | Year 2 | 23,705,696 |
| Belmont-Runyon | 225 | | | 0 | 54 | | 97,575 | | 97,575 | New replacement school | Year 1 | 19,381,688 |
| Bragaw Avenue | 250 | | | 45 | 36 | | | | | New site | | |
| Clinton Avenue | 353 | | | | | | | | | | | |
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* Existing enrollments do not include Charter School students.

** Based on school level cohorts; Does not include new or expanded preschool programs; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Does not include provisions for new/expanded preschool programs.

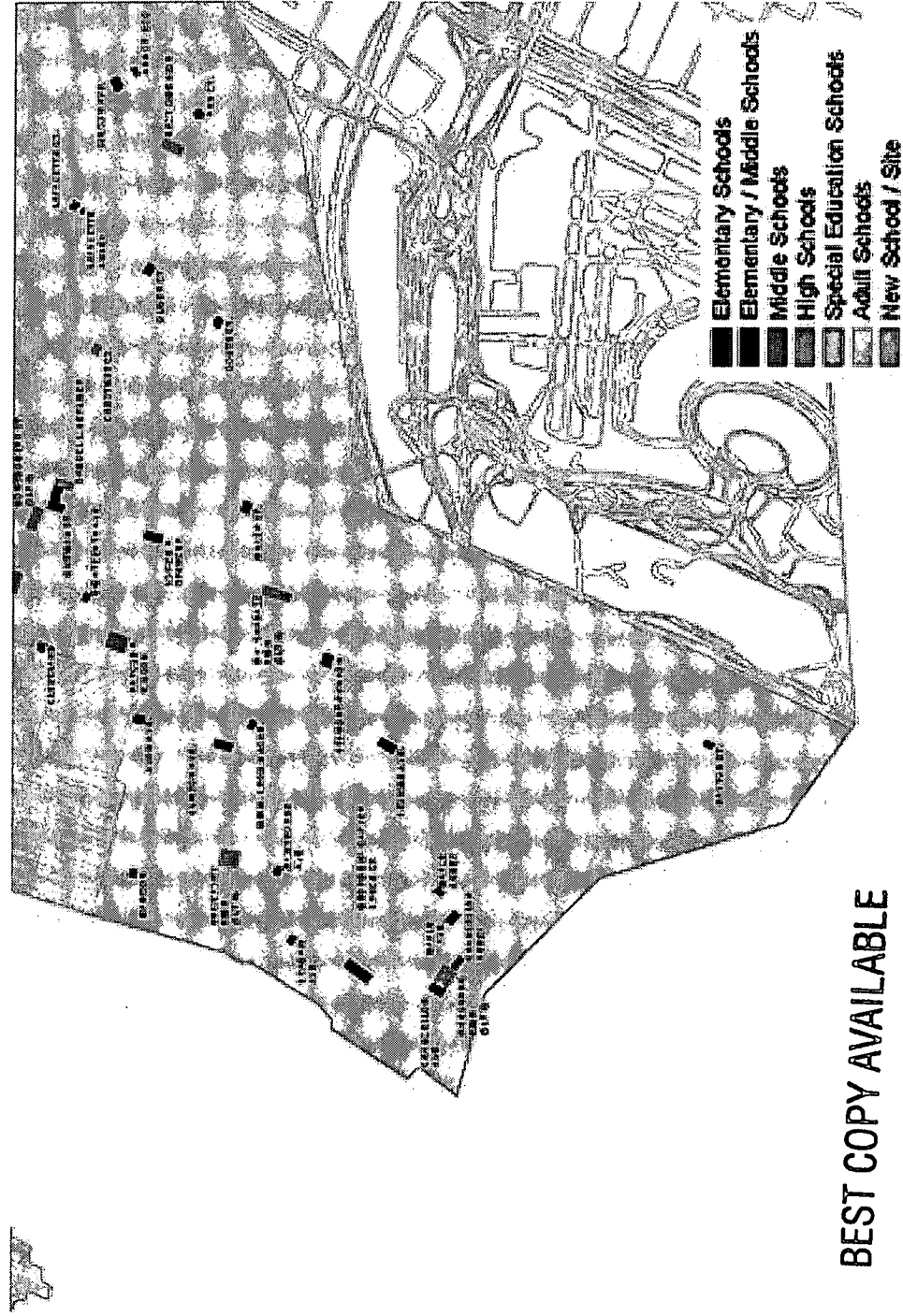
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MAP III.1

SLT III Existing Locations



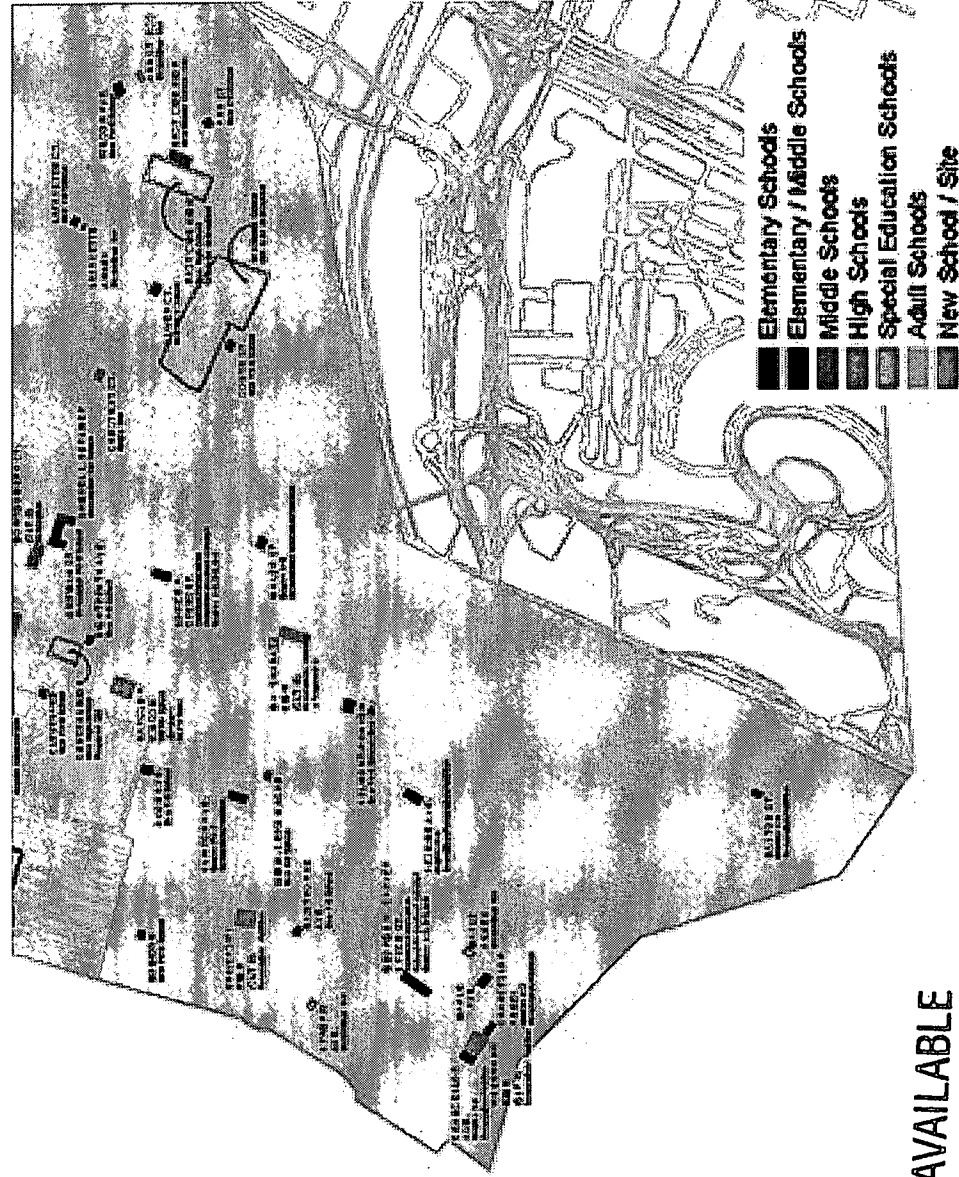
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MAP III.2

SLT III Proposed Redevelopment



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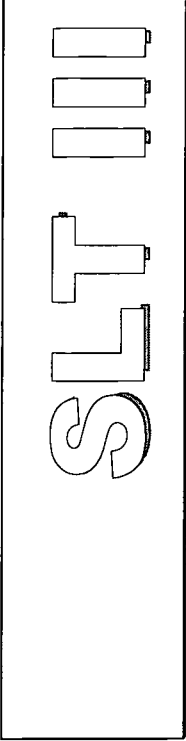
Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for the SLT III schools are as follows:

- SLT III / NORTH **Avon Avenue School (1905)**
 - Bragaw Avenue School (1928)**
 - Hawthorne Avenue School (1895)**
 - Madison School (1890)**
 - Miller Street School (1913)**
 - William H. Brown Academy (1900)**

The above schools have old, antiquated facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages more than 50% of replacement costs. Additional budget considerations to remedy extensive program space deficiencies, which in many cases includes classrooms sized less than 650 square feet, would cause renovation work to approach or exceed replacement costs.

All except Bragaw Avenue are well-located in the SLT to serve both existing and projected enrollments. It is proposed to replace each school, except Bragaw and Miller Street, as K-8 schools for 600-800 students each. It is also proposed to discontinue the use of Bragaw, the enrollment from which would be consolidated at the new Hawthorne Avenue School. The new Madison School would become a K-5 for 600 students, sending middle school students to the new Brown Academy that will house 775 students. All replacement schools are proposed to be built on existing sites while



the schools remain in operation except for Hawthorne, Madison, and Miller Street, if the existing sites cannot be expanded.

SLT III / NORTH **Belmont-Runyon School (1962)**

This school is currently under design for replacement on a new site as a PK-5 school for 500 students. The existing building was built as a temporary school intended for conversion to an industrial building. It is educationally inadequate, with deficiencies amounting to over 50% of replacement cost. The site is proposed to be taken by NJDOT as a new entrance ramp to Interstate 78. A new site at Peshine Avenue between West Runyon and West Bigelow has been selected and acquisition of several small parcels needed to complete the site is in progress.

SLT III / NORTH **Clinton Avenue School (1969)**

Louise A. Spencer School (1976)

Due to the more recent age of the above schools, it is more efficient to renovate rather than replace. Clinton Avenue is currently a K-3 school and is proposed to be renovated and expanded as a 300 student school feeding the new Avon, Belmont-Runyon, Hawthorne, and Madison Schools. Louise A. Spencer is to be renovated and expanded as a PK-8 school with separately articulated elementary and middle school sections for 1300 students. Temporary classrooms may be required to facilitate these renovations.

**SLT III / SOUTH Maple Avenue School (1924)
Maple Avenue Annex (1954)
Peshine Avenue School (1911)**

Both Maple Avenue and Peshine Avenue are old, in poor condition, and educationally inadequate. Maple Avenue Annex is completely unsuitable as a school building. The cost just to remedy its existing physical plant deficiencies is almost 75% of replacement costs. It is proposed to replace Maple Avenue and Peshine Avenue with new K-8 700 student schools on existing but expanded sites. Use of the Maple Avenue School Annex will be discontinued.

**SLT III / SOUTH Chancellor Avenue School (1930)
Chancellor Avenue Annex (1959)
Dayton Street School (1950)**

George Washington Carver School (1979)
The above are fairly new buildings which, with renovations and additions, can be reconstituted as K-8 schools with 600-700 students each, except for Carver which is to be renovated as a house plan K-8 school for 1100 students. All are well located to serve their current and projected enrollments. The existing sites appear sufficient to accommodate the additions. Some use of temporary classrooms may be required to facilitate the renovations.

Cost & Funding Allowance Summary

Of the proposed \$292,006,296 total project budget for SLT III, \$187,079,589 falls within the proposed funding allowance.

Table III.7 summarizes cost and funding data for each project included in the SLT III Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Page 20-21).

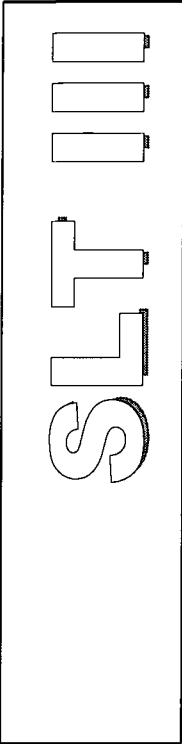


TABLE III.7 **SLT III Cost & Funding Allowance Summary**

| SLT III Building Name | Construction Cost | Construction Funding | Site Acquisition Cost | Site Funding | Project Total | Project Funding Allowance | Requested Add'l Funding |
|--|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|---------------------------|-------------------------|
| Avon Avenue Elementary/Middle School | 23,705,696 | 14,509,606 | - | - | 23,705,696 | 14,509,606 | 9,196,090 |
| Belmont-Runyon Elementary School | 16,381,688 | 10,657,179 | 3,000,000 | 3,000,000 | 19,381,688 | 13,657,179 | 5,724,509 |
| Citron Avenue Elementary School | 8,496,793 | 4,242,334 | 1,500,000 | 1,500,000 | 9,996,793 | 5,742,334 | 4,254,459 |
| Hawthorne Avenue Elementary/Middle School | 30,676,035 | 15,922,571 | 1,500,000 | 1,500,000 | 32,176,035 | 17,422,571 | 14,753,464 |
| Loise A. Spencer E/M; SLT Offices | 22,936,635 | 30,684,494 | - | - | 22,936,635 | 22,936,635 | - |
| Madison Elementary School | 19,812,709 | 12,299,226 | 1,500,000 | 1,500,000 | 21,312,709 | 13,799,226 | 7,513,483 |
| Miller Street Elementary/Middle School | 24,104,917 | 14,111,096 | 1,500,000 | 1,500,000 | 25,604,917 | 15,611,096 | 9,993,821 |
| William H. Brown Middle School | 25,654,598 | 16,201,009 | - | - | 25,654,598 | 16,201,009 | 9,453,589 |
| Chancellor Avenue Elementary/Middle School | 16,417,557 | 106,425 | - | - | 16,417,557 | 106,425 | 16,311,132 |
| Chancellor Avenue Annex Elementary School | 8,543,624 | 4,001,800 | - | - | 8,543,624 | 4,001,800 | 4,541,824 |
| Dayton Street E/M; SE; Alternative School | 14,942,979 | 15,925,159 | - | - | 14,942,979 | 14,942,979 | - |
| George W. Carver Elementary/Middle School | 19,851,927 | 16,345,547 | - | - | 19,851,927 | 16,345,547 | 3,506,380 |
| Maple Avenue Elementary/Middle School | 24,524,857 | 14,981,210 | 1,500,000 | 1,500,000 | 26,024,857 | 16,381,210 | 9,643,647 |
| Peshine Avenue Elementary/Middle School | 24,956,281 | 14,921,972 | 500,000 | 500,000 | 25,456,281 | 15,421,972 | 10,034,309 |
| Totals | \$ 281,006,296 | \$ 184,509,627 | \$ 11,000,000 | \$ 11,000,000 | \$ 292,006,296 | \$ 187,079,589 | \$ 104,926,707 |

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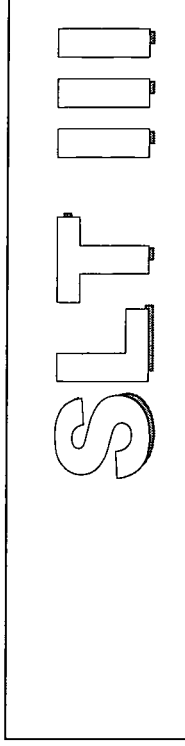
Efficiency Evaluation

Table III.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT III school in the table, it can be seen that much of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT III schools is 1.75. Compared to the Abbott Model allowance of 1.40, this higher grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.



- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed.

The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceed the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

- * Grossing factors should be viewed as preliminary pending more detailed analysis.
- ** GSF/student and NSF/student do not include areas for SLT offices.

TABLE III.8

SLT III Efficiency Evaluation

| EXISTING | | | | | | | | | | | | |
|-------------------------|-----------------------|---------------------------|---------------------------|--------------|------------------|--------------------------|------------|--------------|------------------|------------------------|-------|--------|
| School Type | Capacity as per NJDOE | Existing Grossing Factor* | Gross SF/Student Analysis | | | Net SF/ Student Analysis | | | | | | |
| | | | Gross SF | GSF/ Student | Abbott Allowance | Deviation (+) = excess | Net SF | NSF/ Student | Abbott Allowance | Deviation (+) = excess | | |
| SLT III / NORTH: | | | | | | | | | | | | |
| Avon Avenue | 488 | 1.85 | 93,035 | 190.65 | 126.96 | +63.69 | 50,357 | 103.19 | 90.69 | +12.50 | | |
| Belmont-Runyon | 362 | 1.42 | 35,585 | 98.30 | 124.90 | -26.60 | 25,075 | 69.27 | 89.00 | -19.73 | | |
| Bragaw Avenue | 484 | 1.80 | 69,515 | 143.63 | 126.96 | +16.67 | 38,625 | 79.80 | 90.69 | -10.89 | | |
| Clinton Avenue | 309 | 1.31 | 43,570 | 141.00 | 124.90 | +16.10 | 33,187 | 107.40 | 89.00 | +18.40 | | |
| Hawthorne Avenue | 510 | 1.41 | 72,440 | 142.04 | 126.96 | +15.08 | 51,273 | 100.54 | 90.69 | +9.85 | | |
| Louise A. Spencer** | 1055 | 1.91 | 196,545 | 173.91 | 126.96 | +46.95 | 102,833 | 89.58 | 90.69 | -1.11 | | |
| Madison | 715 | 1.69 | 92,265 | 129.04 | 124.90 | +4.14 | 54,454 | 76.16 | 89.00 | -12.84 | | |
| Miller Street | 665 | 1.98 | 83,855 | 126.10 | 126.96 | -0.86 | 42,421 | 63.79 | 90.69 | -26.90 | | |
| William H. Brown | 872 | 1.78 | 106,025 | 121.59 | 126.96 | -5.37 | 59,455 | 68.18 | 90.69 | -22.51 | | |
| SLT III / NORTH AVERAGE | | | 5,480 | 1.68 | 792,835 | 140.69 | 126.27 | +14.42 | 457,680 | 84.21 | 90.13 | -5.91 |
| SLT III / SOUTH: | | | | | | | | | | | | |
| Chancellor Avenue | 431 | 2.12 | 93,035 | 215.86 | 126.96 | +88.90 | 43,928 | 101.92 | 90.69 | +11.23 | | |
| Chancellor Avenue Annex | 183 | 1.55 | 46,765 | 255.55 | 124.90 | +130.65 | 30,183 | 164.93 | 89.00 | +75.93 | | |
| Dayton Street | 702 | 1.91 | 134,350 | 191.38 | 126.96 | +64.42 | 70,340 | 100.20 | 90.69 | +9.51 | | |
| George W. Carver | 1168 | 1.69 | 209,500 | | no model | | 124,127 | 106.27 | 90.69 | +15.58 | | |
| Maple Avenue | 467 | 1.85 | 89,905 | 192.52 | 126.96 | +65.56 | 48,600 | 104.07 | 90.69 | +13.38 | | |
| Maple Avenue Annex | incl above | | incl above | | | | incl above | | | | | |
| Peshine Avenue | 879 | 1.84 | 128,825 | 146.56 | 126.96 | +19.80 | 70,120 | 79.77 | 90.69 | -10.92 | | |
| SLT III / SOUTH AVERAGE | | | 3,830 | 1.83 | 702,380 | 200.37 | 126.55 | +73.82 | 387,298 | 109.53 | 90.41 | +19.12 |
| SLT III TOTALS | | | | | | | | | | | | |
| | | | 9,290 | 1.75 | 1,495,215 | 170.53 | 126.41 | +44.12 | 844,978 | 96.87 | 90.27 | +6.60 |

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TABLE III.8 (continued)

SLT III Efficiency Evaluation

| SCHOOL | School Type | Max. Capacity | Proposed Grossing Factor* | Gross SF/Student Analysis | | | | Net SF/Student Analysis | | | | Proposed Program SF in Excess of Abbott Model |
|-------------------------|---------------|---------------|---------------------------|---------------------------|-------------|------------------|------------------------|-------------------------|-------------|------------------|------------------------|---|
| | | | | Gross SF | GSF/Student | Abbott Allowance | Deviation (+) = excess | Net SF | NSF/Student | Abbott Allowance | Deviation (+) = excess | |
| PROPOSED | | | | | | | | | | | | |
| SLT III / NORTH: | | | | | | | | | | | | |
| Avon Avenue | Elem./Middle | 766 | 1.45 | 130,779 | 170.73 | 126.96 | +43.77 | 90,193 | 117.75 | 90.69 | +27.06 | 21,736 |
| Belmont-Runyon | Elem. | 580 | 1.45 | 97,575 | 168.23 | 124.90 | +43.33 | 67,293 | 116.02 | 89.00 | +27.02 | 15,496 |
| Bragaw Avenue | | | | | | | | | | | | |
| Clinton Avenue | Elem. | 339 | 1.45 | 54,518 | 160.82 | 124.90 | +35.92 | 37,599 | 110.91 | 89.00 | +21.91 | 7,303 |
| Hawthorne Avenue | Elem./Middle | 868 | 1.45 | 138,777 | 159.88 | 126.96 | +32.92 | 95,708 | 110.26 | 90.69 | +19.57 | 16,809 |
| Louise A. Spencer** | Elem./Middle | 1,456 | 1.67 | 234,855 | 156.50 | 126.96 | +29.54 | 140,226 | 91.51 | 90.69 | +0.82 | 11,043 |
| Madison | Elem. | 678 | 1.45 | 106,380 | 156.90 | 124.90 | +32.00 | 73,366 | 108.21 | 89.00 | +19.21 | 12,081 |
| Miller Street | Elem./Middle | 766 | 1.45 | 130,562 | 170.45 | 126.96 | +43.49 | 90,043 | 117.55 | 90.69 | +26.86 | 20,396 |
| William H. Brown | Middle | 854 | 1.45 | 141,317 | 165.48 | 131.08 | +34.40 | 97,460 | 114.12 | 94.00 | +20.12 | 17,008 |
| SLT III / NORTH AVERAGE | | 6,307 | 1.48 | 1,034,763 | 163.62 | 126.70 | +36.92 | 691,888 | 110.79 | 90.47 | +20.32 | 100,136 |
| | | | | | | | | | | | | |
| SLT III / SOUTH: | | | | | | | | | | | | |
| Chancellor Avenue | Elem./Middle | 444 | 2.01 | 121,385 | 273.39 | 126.96 | +146.43 | 60,407 | 136.05 | 90.69 | +45.36 | 19,923 |
| Chancellor Avenue Annex | Elem. | 234 | 1.50 | 57,753 | 246.81 | 124.90 | +121.91 | 38,459 | 164.35 | 89.00 | +75.35 | 13,439 |
| Dayton Street | E/M; SE; Alt. | 723 | 1.55 | 148,126 | | no model | | 95,577 | | no model | | |
| George W. Carver | Elem./Middle | 1,278 | 1.74 | 233,500 | 182.71 | 126.96 | +55.75 | 133,988 | 104.84 | 90.69 | +14.15 | 18,419 |
| Maple Avenue | Elem./Middle | 810 | 1.45 | 133,493 | 164.81 | 126.96 | +37.85 | 92,064 | 113.66 | 90.69 | +22.97 | 18,419 |
| Maple Avenue Annex | | | | | | | | | | | | |
| Peshine Avenue | Elem./Middle | 810 | 1.45 | 133,493 | 164.81 | 126.96 | +37.85 | 92,064 | 113.66 | 90.89 | +22.97 | 18,444 |
| SLT III / SOUTH AVERAGE | | 4,299 | 1.62 | 827,750 | 206.50 | 126.55 | +79.96 | 512,559 | 126.51 | 90.35 | +36.16 | 88,644 |
| | | | | | | | | | | | | |
| SLT III TOTALS | | 10,606 | 1.55 | 1,862,513 | 185.06 | 126.63 | +58.44 | 1,204,447 | 118.65 | 90.47 | +28.24 | 188,780 |

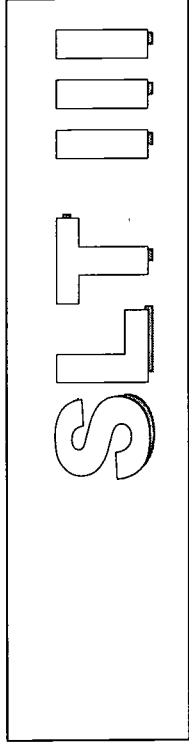
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Implementation Schedule

SLT III SCHEDULE ISSUES Except for the Belmont-Runyon replacement school, which is currently in design, most of the schools in SLT III require replacement and have been distributed between



Years 2 and 3 depending on site acquisition needs. The newer schools, Louise A. Spencer and Dayton Street, are to be renovated in Year 4 and George Washington Carver/Bruce Street in Year 5.



SLT IV



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THE NEWARK PUBLIC SCHOOLS FIVE-YEAR FACILITIES MANAGEMENT PLAN

Summary of Findings

School Leadership Team IV covers two different wards of the city: the North Ward and part of the Central Ward. SLT IV operates eleven buildings in the North Ward and four buildings in the Central Ward. There are also two annexes and the Early Childhood Center located in the old Arlington Avenue School building.

The North Ward is one of most densely populated areas in Newark. It is adjacent to the downtown area and is accessible through public transportation and the city subway. This access makes the area very desirable for living and working. Older homes and multiple dwelling units are common in the area. Through the years, the North Ward has attracted immigration from South America, the Caribbean, and other Spanish-speaking countries. At the present time, this population has supplanted the Italian-American population that once lived in the area.

Some parts of the North Ward are very commercial and congested, while others are desolated due to the elimination of former housing projects. This is the situation in the Broadway Elementary School area, where the Bishop Walsh Projects were torn down and are slowly being replaced by low income subsidized townhouses.

Immigration is flourishing in all areas of the North Ward, causing the area to rapidly grow and overcrowd most schools. Most schools are very old. Elliott Street, Benjamin Franklin, Roberto Clemente, Dr. William Horton, Sussex Avenue, and Roseville predate 1900, while Ridge Street, Abington, Branch Brook, McKinley, and First Avenue were all built in the early 1900's. Small classrooms, crowded playgrounds, narrow hallways, and very limited cafeteria

SLT IV

spaces are some of the facilities challenges that these schools must face daily. Ridge Street School and First Avenue house an average of 38-40 students per classroom. All available space is used for instruction including auditorium and small offices.

The Central Ward Schools are located in an impoverished area, where the summer riots of 1967 once took place. Tenement apartment houses and two-family homes are abundant in the area, with many of them in sub-standard condition. Schools in this area were mostly built around the 1920's, except Alma Flagg, which was constructed in the early 1970s. Overcrowding is a persistent problem in these schools as well.

Most students attending SLT IV schools receive free lunch, which serves to indicate the deprived social economic status of the area. Roseville Avenue School receives 97% free lunches, Broadway Elementary receives 96.4%, Franklin receives 95.1%, and Elliott Street receives 94.0%. Many of the families are one-parent homes receiving welfare assistance and food stamps. Because of the need, all schools in the North and Central Wards offer after-school programs providing a meal.

STATUS OF EXISTING FACILITIES Critical facilities issues that shaped the proposed Facilities Management Plan for SLT IV are summarized below. A statistical summary with infrastructure, capacity, projected enrollment, and unhoused student data for each school is provided in Table IV.1.

PHYSICAL PLANT

- The average age of the original section of an SLT IV school is 79 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.
- Twelve of the eighteen buildings operated by SLT IV were built prior to 1925, with six built in the 1800s.
- Except for Gladys Hillman-Jones Middle School and Rafael Hernandez School, which were recently constructed or comprehensively upgraded, each SLT IV school requires significant upgrades to repair or replace items that are no longer functional, have exceeded their life cycle expectancy, and/or do not meet current code requirements.
- The projected cost to correct all functional, life cycle and current code deficiencies identified in the nineteen buildings operated by The Newark Public Schools in SLT IV was calculated to be \$64,973,813. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT IV buildings totals \$165,933,125.
- Only Gladys Hillman-Jones Middle School and Rafael Hernandez School have a "Facility Condition Index" rating of "good." All other SLT IV schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor"

rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies. (Although Dr. E. Alma Flagg School was built in 1984, it has numerous code deficiencies and other small functional issues that place the facility in poor condition.)

- No school has a deficiency correction budget that exceeds replacement costs. Eight buildings, however, have deficiency correction budgets that exceed 50% of replacement costs, with two over 70%.

CAPACITY

- The majority of Newark's schools were located to serve student population needs of fifty to one hundred years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Schools that have excess capacity are not typically located in an area that can help alleviate overcrowding in nearby schools. Also, Branch Brook Park physically divides SLT IV into east and west sections. The park poses a physical barrier that prevents students from traveling to schools located on the other side of the park.
- Most SLT IV schools are severely overcrowded. Based on NJDOE calculation methodologies that are automated in the "Unhoused Student Calculation Reports" on the NJDOE Project Web Site, SLT IV has an overall capacity deficit of 1,079 students in terms of *existing* enrollments and a capacity deficit of 1,857 in terms of projected enrollments. Only two schools in the eastern part of the SLT and two schools in the western portion of the SLT have adequate capacity to accommodate projected enrollments.

- NJDOE Abbott Model class size and classroom square footage standards have greatly reduced school capacities. (See typical classroom sizes on summary table.) Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.
- The existing capacity shortages have resulted in the loss of non-capacity contributing spaces such as art and music in many schools. The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark's students within existing facilities will further reduce available capacity.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology-infused instruction, and the particularized needs of Newark's students, are not provided or are inadequately provided.
- Many schools have instructional spaces in the basement that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT IV consists of two early childhood centers, five elementary schools, ten combined elementary/middle schools, and one middle school. Three of the eighteen buildings are "annexes" located on nearby or remote sites. It is a district objective to

consolidate the schools with annexes into one building, as well as to create separate elementary and middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- SLT IV schools serve from 143 to 925 students. (This does not include Gladys Hillman-Jones Middle School which opened for the 1998-99 school year and will have one grade level added per year.) Several schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographic basis, it is critical that equal accommodations be provided in each school throughout the district so that each student is offered the same opportunities and experiences.
- Bus transportation is typically not provided to general education students. Traffic congestion, geographical barriers such as highways, the size of the district, and the lack of appropriate student drop-off areas at the schools are not conducive to mass busing.
- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play areas.

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on \$125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.

SLT IV

NOTES

- * Existing enrollments do not include charter school students.
- ** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.
- *** Includes proposed 1999 addition.

TABLE IV.1

Existing Conditions: Capacity and Enrollment

| SCHOOL ID | | CURRENT USE | | CAPACITY & ENROLLMENT | | | | |
|-----------------------------|--------------|-----------------|--------|-------------------------|---------------------------|------------------------|--------------------|--|
| Name | NJDOE Number | Type | Grades | 1998-99 Actual Enroll.* | Proj. Enroll.** (by Sch.) | Proj. Missing Capacity | Typical Clim. Size | |
| SLT IV East: | | | | | | | | |
| Branch Brook | 270 | Elem. | K-4 | 143 | 149 | -102 | 600-750 sf | |
| Broadway/Luis Munoz Marin | 280 | Elem./Middle | K-8 | 925 | 651 | +460 | 635-1000 sf | |
| Elliott Street | 390 | Elem. | K-4 | 699 | 681 | -168 | 640-900 sf | |
| Franklin | 430 | Elem./Middle | K-4 | 702 | 786 | -248 | 600-986 sf | |
| Gladys Hillman-Jones | 150 | Middle | 6-8 | 117 | 807 | -456 | | |
| McKinley | 520 | Elem./Middle | PK-8 | 805 | 738 | +308 | 760-985 sf | |
| Rafael Hernandez | 575 | Elem./Middle | K-8 | 769 | 970 | -406 | 780-880 sf | |
| Ridge St. ECC (Arlington) | 210 | Early Childhood | PK/K | 868 | 841 | -348 | 565-900 sf | |
| Ridge Street | 610 | Elem./Middle | K-8 | incl. above | incl. above | | | |
| Ridge Street Annex (LEASED) | 613 | Elem./Middle | K-8 | incl. above | incl. above | | | |
| Roberto Clemente | 615 | Elem. | K-4 | 503 | 675 | -172 | 730-945 sf | |
| SLT IV/East TOTALS | | | | 5,674 | 6,298 | -1,132 | | |
| SLT IV West: | | | | | | | | |
| Arlington Avenue | 170 | Elem./Middle | K-8 | 868 | 1,015 | -287 | 700-900 sf | |
| Dr. E. Alma Flagg | 415 | Elem./Middle | K-8 | 605 | 735 | -330 | 650-800 sf | |
| Dr. William H. Horton | 440 | Elem./Middle | K-8 | 896 | 797 | -84 | 620-985 sf | |
| First Avenue*** | 410 | Elem./Middle | K-8 | 724 | 729 | -146 | 645-715 sf | |
| Roseville Avenue | 630 | Elem. | K-4 | 222 | 215 | +20 | 1150-1295 sf | |
| Sussex Avenue | 710 | Elem./Middle | 2-8 | 471 | 449 | +102 | 550-825 sf | |
| Sussex Avenue Annex | 711 | Elem. | K-1 | incl. above | incl. above | | | |
| SLT IV/West TOTALS | | | | 3,786 | 3,940 | -725 | | |
| SLT IV TOTALS | | | | 9,460 | 10,238 | -1,857 | | |

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TABLE IV.1 (continued)

Existing Conditions: Infrastructure Issues

| SCHOOL ID | | | INFRASTRUCTURE ISSUES (does not address educational adequacy) | | | | | | | | | | | | | | |
|-----------------------------|--------------|-------------------|---|---------------------|---------|-----------------|---------|---------------------------|------------------------------|-----------------|----------------------------|-----------------------------------|--------------|----------------|------------|---------------|--|
| Name | NJDOE Number | Site Size (acres) | DATES OF CONSTRUCTION/SF | | | | | | Deficiency Correction Budget | | Building Replacement Value | Building Facility Condition Index | | | | | |
| | | | Total GSF | Original Bldg. Year | SF | Addition 1 Year | SF | Addition 2 Year | SF | Addition 3 Year | | SF | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | |
| SLT IV East: | | | | | | | | | | | | | | | | | |
| Branch Brook | 270 | 1.00 | 39,960 | 1925 | 39,960 | | | | | | | | \$1,369,617 | | | 0.2742 | |
| Broadway/Luis Munoz Marin | 280 | 4.51 | 206,625 | 1955 | 206,625 | | | | | | | | \$10,877,223 | | | 0.4211 | |
| Elliott Street | 390 | 0.75 | 79,975 | 1871 | 20,000 | 1890 | 30,000 | 1905 | 20,000 | 1921 | 9,975 | | \$5,708,984 | | | 0.5711 | |
| Franklin | 430 | 1.09 | 110,185 | 1889 | 82,185 | 1922 | 28,000 | | | | | | \$5,968,671 | | | 0.4334 | |
| Gladys Hillman-Jones | 150 | 1.23 | 91,836 | 1911 | 85,600 | 1998 | 6,236 | Comprehensively renovated | | | | | \$0 | | | 0.0000 | |
| McKinley | 520 | 3.15 | 157,345 | 1915 | 48,225 | 1959 | 109,120 | | | | | | \$10,020,608 | | | 0.5035 | |
| Rafael Hernandez | 575 | 3.50 | 107,100 | 1995 | 107,100 | | | | | | | | \$523,000 | | | 0.0391 | |
| Ridge St. ECC (Arlington) | 210 | 0.87 | 14,040 | 1924 | 14,040 | | | | | | | | \$1,118,774 | | | 0.6375 | |
| Ridge Street | 610 | 1.15 | 41,405 | 1911 | 41,405 | | | | | | | | \$2,202,228 | | | 0.4255 | |
| Ridge Street Annex (LEASED) | 613 | | 6,100 | 1939 | 6,100 | | | | | | | | \$538,800 | | | 0.7066 | |
| Roberto Clemente | 615 | 0.96 | 77,740 | 1883 | 25,000 | 1897 | 10,000 | 1927 | 42,740 | | | | \$3,403,064 | | | 0.3502 | |
| SLT IV East TOTALS | | | 932,311 | | | | | | | | | | \$41,730,969 | | | \$115,995,000 | |
| SLT IV West: | | | | | | | | | | | | | | | | | |
| Abington Avenue | 170 | 1.01 | 93,400 | 1900 | 50,000 | 1913 | 20,000 | 1925 | 23,400 | | | | \$3,699,436 | | | 0.3082 | |
| Dr. E. Alma Flagg | 415 | 4.33 | 75,300 | 1884 | 75,300 | | | | | | | | \$3,445,932 | | | 0.3661 | |
| Dr. William H. Horton | 440 | 1.37 | 105,800 | 1893 | 20,000 | 1914 | 10,000 | 1960 | 50,000 | 1976 | 25,800 | | \$7,083,246 | | | 0.5318 | |
| First Avenue*** | 410 | 1.54 | 68,980 | 1928 | 59,100 | 1999 | 9,880 | | | | | | \$4,039,887 | | | 0.5427 | |
| Roseville Avenue | 630 | 0.25 | 24,220 | 1883 | 24,220 | | | | | | | | \$1,362,254 | | | 0.4430 | |
| Sussex Avenue | 710 | 1.42 | 64,429 | 1892 | 27,525 | 1954 | 25,560 | 1966 | 11,344 | | | | \$3,071,772 | | | 0.3792 | |
| Sussex Avenue Annex | 711 | 0.44 | 6,650 | 1970 | 6,650 | | | | | | | | \$550,317 | | | 0.6090 | |
| SLT IV West TOTALS | | | 438,779 | | | | | | | | | | \$23,242,844 | | | \$49,938,125 | |
| SLT IV TOTALS | | | 1,371,090 | | | | | | | | | | \$64,973,813 | | | \$165,933,125 | |

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Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table IV.2 calculates the Facilities Condition Index for each SLT IV school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)*

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The major findings of the Facility Condition Index analysis are as follows:

- Only Gladys Hillman-Jones Middle School and Rafael Hernandez School have a "Facility Condition Index" rating of "good." All other SLT IV schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.
- Although Dr. E. Alma Flagg School was built in 1984, it has numerous code deficiencies and other small functional issues that place the facility in poor condition.
- No school has a deficiency correction budget that exceeds replacement costs. Eight buildings, however, have deficiency correction budgets that exceed 50% of replacement costs, with two over 70%.

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TABLE IV.2

Facility Condition Report

| School Name | Building Replacement Value | Deficiency Correction Budget | FAC. CONDITION INDEX (FCI) | | | Deficiency Target (10% of Repl. Value) | Variance (min. to be corrected) |
|-----------------------------|----------------------------|------------------------------|----------------------------|----------------|------------|--|---------------------------------|
| | | | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | |
| SLT IV East: | | | | | | | |
| Branch Brook | 4,995,000 | 1,369,617 | | | 0.27 | 499,500 | 870,117 |
| Broadway/Luis Munoz Marin | 25,828,125 | 10,877,223 | | | 0.42 | 2,582,813 | 8,294,411 |
| Elliott Street | 9,996,875 | 5,708,984 | | | 0.57 | 999,688 | 4,709,297 |
| Franklin | 13,773,125 | 5,988,671 | | | 0.43 | 1,377,313 | 4,591,359 |
| Gladys Hillman-Jones | 10,700,000 | 0 | 0.00 | | | 1,070,000 | (1,070,000) |
| McKinley | 19,903,750 | 10,020,608 | | | 0.50 | 1,990,375 | 8,030,233 |
| Rafael Hernandez | 13,387,500 | 523,000 | 0.04 | | | 1,338,750 | (815,750) |
| Ridge St. ECC (Arlington) | 1,755,000 | 1,118,774 | | | 0.64 | 175,500 | 943,274 |
| Ridge Street | 5,175,625 | 2,202,228 | | | 0.43 | 517,563 | 1,684,666 |
| Ridge Street Annex (LEASED) | 762,500 | 538,800 | | | 0.71 | 76,250 | 462,550 |
| Roberto Clemente | 9,717,500 | 3,403,064 | | | 0.35 | 971,750 | 2,431,314 |
| SLT IV East TOTALS | \$ 115,995,000 | \$ 41,730,969 | | | | \$ 11,599,500 | \$ 30,131,469 |
| SLT IV West: | | | | | | | |
| Abington Avenue | 11,675,000 | 3,699,436 | | | 0.32 | 1,167,500 | 2,531,936 |
| Dr. E. Alma Flagg | 9,412,500 | 3,445,932 | | | 0.37 | 941,250 | 2,504,682 |
| Dr. William H. Horton | 13,225,000 | 7,083,246 | | | 0.54 | 1,322,500 | 5,760,746 |
| First Avenue | 7,387,500 | 4,039,887 | | | 0.55 | 738,750 | 3,301,137 |
| Roseville Avenue | 3,027,500 | 1,352,254 | | | 0.45 | 302,750 | 1,049,504 |
| Sussex Avenue | 4,379,375 | 3,071,772 | | | 0.70 | 437,938 | 2,633,835 |
| Sussex Avenue Annex | 831,250 | 550,317 | | | 0.66 | 83,125 | 467,192 |
| SLT IV West TOTALS | \$ 49,938,125 | \$ 23,242,844 | | | | \$ 4,993,813 | \$ 18,249,032 |
| SLT IV TOTALS | \$ 165,933,125 | \$ 64,973,813 | | | | \$ 16,593,313 | \$ 48,380,501 |

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Gross Square Feet per Student

Table IV.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Four of the nine schools located in SLT IV East and all SLT IV West schools are within the model parameters when square footage is compared to existing enrollments. However, only one school in SLT IV East and three schools in SLT IV West do not exceed the Abbott Model when gross square footage is compared to existing capacity.

MAJOR CONSIDERATIONS

- The great variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or have prorated class sizes below the prescribed model. Also, many of SLT IV schools presently have class sizes that exceed the Abbott District Model due to enrollment growth.
- Most schools provide specialized instruction spaces that are not included in the Abbott model. For schools that serve elementary and/or middle school students, this includes separate

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auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model in order to support existing programs.

- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.
- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

- * Does not include charter school students.
- ** Currently only houses grade 6; current enrollment indicates planned capacity per recent building program

TABLE IV.3

Gross Square Feet per Student

| School Name | Grades | Existing GSF | Abbott Model Target GSF/Student | 1998-1999 Enrollment* | GSF/Student | Deviation from Abbott Model (GSF/Student) | Capacity as per NJDOE methodology | GSF/Student | Deviation from Abbott Model (GSF/Student) | Typical Classroom Size |
|--------------------------------|--------|------------------|---------------------------------|-----------------------|---------------|---|-----------------------------------|---------------|---|------------------------|
| SLT IV East: | | | | | | | | | | |
| Branch Brook | K-4 | 39,960 | 124.90 | 143 | 279.44 | +154.54 | 47 | 850.21 | +725.31 | 600-750 sf |
| Broadway/Luis Muñoz Marín | K-8 | 206,625 | 126.96 | 925 | 223.38 | +96.42 | 1111 | 185.98 | +59.02 | 635-1000 sf |
| Elliott Street | K-4 | 79,975 | 124.90 | 699 | 114.41 | -10.49 | 513 | 155.90 | +31.00 | 640-900 sf |
| Franklin | K-8 | 110,185 | 126.96 | 702 | 156.96 | +30.00 | 538 | 204.80 | +77.84 | 600-986 sf |
| Gladys Hillman-Jones** | 6-8 | 91,836 | 131.08 | 807 | 113.80 | -17.28 | 351 | 261.64 | +130.56 | 750-810 sf |
| McKinley | PK-8 | 157,345 | 126.96 | 805 | 195.46 | +68.50 | 1046 | 150.43 | +23.47 | 760-985 sf |
| Raphael Hernandez | K-8 | 107,100 | 126.96 | 769 | 139.27 | +12.31 | 564 | 189.89 | +62.93 | 780-880 sf |
| Ridge Street, incl. Annex, ECC | PK-8 | 61,545 | 126.96 | 868 | 70.90 | -56.06 | 493 | 124.84 | -2.12 | 565-900 sf |
| Roberto Clemente | K-4 | 77,740 | 124.90 | 646 | 120.34 | -4.56 | 503 | 154.55 | +29.65 | 730-945 sf |
| SLT IV East TOTALS | | 932,311 | 126.73 | 6,364 | 146.50 | +19.77 | 5166 | 180.47 | +53.74 | |
| SLT IV West: | | | | | | | | | | |
| Abington Avenue | K-8 | 93,400 | 126.96 | 868 | 107.60 | -19.36 | 728 | 128.30 | +1.34 | 700-900 sf |
| Dr. E. Alma Flagg | K-8 | 75,300 | 126.96 | 605 | 124.46 | -2.50 | 405 | 185.93 | +58.97 | 650-800 sf |
| Dr. William H. Horton | K-8 | 105,800 | 126.96 | 896 | 118.08 | -8.88 | 713 | 148.39 | +21.43 | 620-985 sf |
| First Avenue | K-8 | 68,980 | 126.96 | 724 | 95.28 | -31.68 | 583 | 118.32 | -8.64 | 645-715 sf |
| Roseville Avenue | K-4 | 24,220 | 124.90 | 222 | 109.10 | -15.80 | 235 | 103.06 | -21.84 | 1150-1295 sf |
| Sussex Avenue, incl. Annex | 2-8 | 71,079 | 126.96 | 471 | 150.91 | +23.95 | 551 | 129.00 | +2.04 | 550-825 sf |
| SLT IV West TOTALS | | 438,779 | 126.62 | 3,786 | 115.90 | -10.72 | 3215 | 136.48 | +9.86 | |
| SLT IV TOTALS | | 1,371,090 | 126.67 | 10,150 | 135.08 | +8.41 | 8381 | 163.60 | +36.92 | |

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Facility Model Space Analysis

Table IV.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with “●”).
- Spaces which are part of the Newark Facilities Model but are not provided (noted with “O”).
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Twelve SLT IV schools provide separate accommodations for physical education and lunch. Two schools do not have dedicated spaces for physical education or lunch.

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- Eleven schools have auditoriums.
- Only one school does not have a media center. Many of the existing media centers, however, do not meet the space standards of the Abbott facilities model.
- Two schools do not have a computer lab. Nine schools do not have an art room. Seven schools do not have a dedicated music classroom. Many of these existing spaces, however, were former general classrooms.
- The provision of the above and other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, has typically been sacrificed to meet capacity demands or cannot be accommodated within the existing facilities without renovation.

NOTES

- * If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriate use of the space is marked as “existing.”

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TABLE IV.4

Program Space Model Analysis

| School Name | SPECIALIZED INSTRUCTION SPACES | | | | | | | | | | | | | | | | |
|---------------------------------|---|------------|-----------|------------|--------------|-----------|------------------|--------------------|-------------------------|---------|--------------|-------------------|------------|---------------------|--------------------|-------------|----------------|
| | ● = existing dedicated space (may be inadequate); μ = missing model space | | | | | | | | | | | | | | | | |
| | Art Room | Auditorium | Cafeteria | Career Lab | Computer Lab | Gymnasium | Health Classroom | Home Economics Lab | Instrumental Music Room | TV Room | Media Center | Music/Choral Room | OT/PT Room | Practical Arts Room | Science Demo. Room | Science Lab | Technology Lab |
| Elementary: | | | | | | | | | | | | | | | | | |
| Branch Brook | λ | μ | μ | μ | μ | λ | μ | | | μ | λ | μ | λ | | μ | | |
| Broadway | λ | λ | λ | μ | λ | λ | μ | | | μ | λ | μ | λ | | λ | | |
| Roberto Clemente | μ | λ | λ | μ | λ | λ | μ | | | μ | λ | λ | μ | | μ | | |
| Elliot Street | μ | μ | λ | μ | λ | λ | μ | | | μ | λ | λ | μ | | λ | | |
| Benjamin Franklin | μ | λ | λ | λ | λ | λ | μ | | | μ | λ | λ | μ | | μ | | |
| Roseville Avenue | μ | μ | λ | λ | μ | μ | μ | | | μ | μ | μ | μ | | μ | | |
| Elementary/Middle: | | | | | | | | | | | | | | | | | |
| Abington Avenue | μ | λ | λ | μ | λ | λ | μ | μ | μ | μ | λ | μ | μ | μ | μ | μ | λ |
| Dr. E. Alma Flagg | λ | μ | λ | μ | λ | λ | μ | λ | λ | λ | λ | λ | μ | μ | μ | μ | μ |
| Dr. William Horton | λ | λ | λ | λ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | μ | λ | μ |
| First Avenue | μ | λ | μ | λ | λ | μ | μ | μ | μ | μ | λ | μ | μ | μ | μ | μ | μ |
| McKinley | μ | λ | λ | λ | λ | λ | μ | λ | μ | μ | λ | μ | μ | μ | μ | λ | μ |
| Rafael Hernandez | λ | λ | λ | λ | λ | λ | μ | μ | λ | μ | λ | λ | λ | μ | μ | λ | μ |
| Ridge Street School, ECC, Annex | μ | λ | λ | λ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | μ | μ | μ |
| Sussex Avenue School, Annex | μ | μ | μ | λ | λ | μ | μ | μ | μ | λ | λ | μ | μ | μ | μ | μ | μ |
| Middle: | | | | | | | | | | | | | | | | | |
| Gladys Hillman Jones | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ | λ | | λ | | λ | λ |
| Luis Munoz Marin | λ | λ | λ | λ | λ | λ | μ | μ | λ | μ | λ | λ | | μ | | μ | μ |

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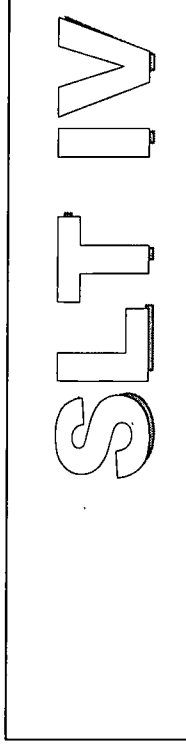
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The Plan & Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings and program obsolescence, most SLT IV schools require replacement. Collectively, the plan for SLT IV includes eight new schools on or near existing sites, four new schools on new sites, and the renovation and/or expansion of six existing schools. A summary of the existing and proposed use of each building is provided in Table IV.6.

CRITICAL CONSIDERATIONS

- All school annexes are eliminated.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.
- Inefficient schools in terms of usable space and capacity are eliminated. (The proposed plan requires less gross square feet per student than provided in the existing schools.)



- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of \$344,846,028 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark.

The budget includes allowances for project overhead and "soft" costs (professional fees, contingencies, furniture, etc.), inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT IV Facilities Model

SCHOOL GRADE ALIGNMENT SLT IV currently has a mixture of school types and grade alignments. The SLT operates two early childhood centers, five elementary school buildings serving grades K-4, ten combined elementary/middle schools serving grades K-8, and one middle school. Facility limitations at two school sites have resulted in a given K-8 cohort of students being split between two or three sites.

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT IV, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT IV enrollments are calculated in Table IV.5.

At the present time, SLT IV operates a total of fifteen schools housed in eighteen buildings. (Two schools have "annex" building(s)

SLT IV

on remote sites.) School enrollments for the 1998-99 school year ranged from a low of 143 students in an elementary school to a high of 896 students in a K-8 school. Of the fifteen schools, three had lower enrollments than advocated in the Abbott Facilities Model. Four schools offer less capacity than that advocated in the Abbott Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, this would require five additional schools in SLT IV and the elimination of the inefficient annex buildings.

NOTES (TABLE IV.6)

- * Existing enrollments include charter school students.
- ** Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.
- *** Does not include provisions for new/expanded preschool programs.
- **** Includes warehouse space.

TABLE IV.5

SLT IV Facilities Model

| EXISTING | ENTIRE SLT | PROPOSED |
|--|------------|--|
| (18) Buildings (including (3) annexes) | | (18) Buildings (no annexes) |
| ELEMENTARY SCHOOLS | | |
| (6) Buildings including (3) annexes | | (12) Buildings <i>scope of work:</i> (8) new schools on existing sites (2) new schools on new sites (2) renovation/addition projects |
| ELEMENTARY/MIDDLE SCHOOLS | | |
| (11) Buildings | | (2) Buildings <i>scope of work:</i> (2) renovation projects |
| MIDDLE SCHOOLS | | |
| (1) Building | | (24) Buildings <i>scope of work:</i> (2) new schools on new sites (2) renovation/addition projects |
| TOTAL EST. COST (per NJDOE unit costs): \$344,846,028 | | |

TABLE IV.6

SLT IV Proposed Redevelopment Plan

| EXISTING | | | | | | | | | |
|----------------------------|-----------|--------------------------|-------------------|-----------------|---------------------|-----------------------|---------------|--|------------------------------|
| SITE / INFRASTRUCTURE DATA | | | | | USE / CAPACITY DATA | | | | |
| Original Building Age | Total GSF | Facility Condition Index | Site Size (acres) | School Type | Grades | Capacity as per NJDOE | Total Enroll. | 1998-99 Enrollments* Pre-K Students | Self-Cont. SE (by School) |
| 1925 | 39,960 | 0.2742 | 1.00 | Elem. | K-4 | 47 | 143 | 0 | 37 |
| 1955 | 206,625 | 0.4211 | 4.51 | Elem./Middle | K-8 | 1,111 | 925 | 0 | 126 |
| 1871 | 79,975 | 0.5711 | 0.75 | Elem. | K-4 | 513 | 699 | 0 | 25 |
| 1889 | 110,185 | 0.4334 | 1.09 | Elem./Middle | K-4 | 538 | 702 | 0 | 25 |
| 1911 | 91,836 | 0.0000 | 1.23 | Middle | 6-8 | 351 | 117 | 0 | 0 |
| 1915 | 157,345 | 0.5035 | 3.15 | Elem./Middle | PK-5/7-8 | 1,046 | 805 | 19 | 87 |
| 1995 | 107,100 | 0.0391 | 3.50 | Elem./Middle | K-8 | 564 | 769 | 0 | 54 |
| 1911 | 41,405 | 0.6375 | 1.15 | Elem./Middle | K-8 | 493 | 868 | 0 | 0 |
| 1924 | 14,040 | 0.4255 | 0.87 | Early Childhood | PK/K | | | | |
| 1939 | 6,100 | 0.7066 | | Elem./Middle | K-8 | | | | |
| 1883 | 77,740 | 0.3502 | 0.96 | Elem. | K-4 | 503 | 646 | 0 | 0 |
| SLT IV East Totals | | | | | | 5,166 | 5,674 | 19 | 354 |
| 1900 | 93,400 | 0.3082 | 1.01 | Elem./Middle | K-8 | 728 | 868 | 0 | 58 |
| 1984 | 75,300 | 0.3661 | 4.33 | Elem./Middle | K-8 | 405 | 605 | 0 | 24 |
| 1893 | 105,800 | 0.5318 | 1.37 | Elem./Middle | K-8 | 713 | 896 | 0 | 13 |
| 1928 | 68,980 | 0.5427 | 1.54 | Elem./Middle | K-8 | 583 | 724 | 0 | 0 |
| 1883 | 24,220 | 0.4430 | 0.25 | Elem. | K-4 | 235 | 222 | 0 | 0 |
| 1892 | 54,429 | 0.3792 | 1.42 | Elem./Middle | 2-8 | 551 | 471 | 0 | 0 |
| 1970 | 6,650 | 0.6080 | 0.44 | Elem. | K-1 | | | | |
| SLT IV West Totals | | | | | | 3,215 | 3,786 | 0 | 95 |
| SLT IV TOTALS | | | | | | 8,381 | 9,460 | 19 | 449 |
| SLT IV East Totals | | | | | | 18.21 | | | 6,298 |
| SLT IV West Totals | | | | | | 10.36 | | | 3,940 |
| SLT IV TOTALS | | | | | | 28.57 | | | 10,238 |

* Existing enrollments include Charter School students as per NJDOE.

** Based on school level cohorts; Does not include new or expanded preschool programs; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Does not include provisions for new/expanded preschool programs.

**** Includes warehouse space.

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TABLE IV.6 (continued)

SLT IV Proposed Redevelopment Plan

| PROPOSED | | | | | | | | | | | | | |
|---------------------|-----------------|----------------------|--------|------------|---------------------|-----------------------------|------------------|-----------|------------------------------------|-----------------------------|-------------------------------|--|--|
| USE / CAPACITY DATA | | | | | CONSTRUCTION ISSUES | | | | | | | | |
| School Type | Grades | Proposed Capacity*** | | | Scope of Work | Square Feet | | Site | | Proposed Construction Start | Estimated Cost (as per NJDOE) | | |
| | | Target | Pre-K | Self-Cont. | | Total Proposed | New Construction | Status | Preliminary Est. Acquisition Costs | | | | |
| SLT IV East: | | | | | | | | | | | | | |
| | Elem. | K-5 | 460 | 0 | 37 | New Replacement School | 93,329 | 93,329 | New Site | Year 2 | \$19,449,238 | | |
| | Elem./Middle | K-5 / 6-8 | 1,000 | 0 | 80 | Renov./Add. 100,000 sq. ft. | 206,825 | 0 | Same Site | Year 2 | \$19,647,569 | | |
| | Elem. | K-5 | 500 | 0 | 40 | New Replacement School | 96,412 | 96,412 | Expand site | Year 3 | \$18,529,981 | | |
| | Elem. | PK-2 | 550 | 45 | 44 | New Replacement School | 100,677 | 100,677 | Expand site | Year 3 | \$20,415,193 | | |
| | Middle | 6-8 | 600 | 0 | 48 | Addition/Minor alteration | 110,800 | 25,200 | Expand site | Year 5 | \$6,338,490 | | |
| | Elem. | 3-5 | 500 | 0 | 40 | 1910 Wing | 125,560 | 16,440 | Same Site | Year 4 | \$12,579,079 | | |
| | Middle | 6-8 | 675 | 0 | 54 | Addition/Minor alteration | 122,300 | 15,200 | Same Site | Year 5 | \$5,805,743 | | |
| | Elem. | K-5 | 500 | 0 | 40 | New Replacement School | 96,412 | 96,412 | Expand site | Year 3 | \$19,152,277 | | |
| | Elem. | K-5 | 460 | 0 | 37 | New Elementary School | 93,329 | 93,329 | Expand site | Year 2 | \$17,296,220 | | |
| | DISCONTINUE USE | | | | | | | | | | | | |
| | Elem. | K-5 | 460 | 0 | 37 | New Replacement School | 93,329 | 93,329 | New Site | Year 3 | \$20,368,949 | | |
| | Elem. | K-5 | 460 | 0 | 37 | New School | 93,329 | 93,329 | New Site | Year 2 | \$19,449,238 | | |
| | Middle | 6-8 | 500 | 0 | 40 | New School | 104,549 | 104,549 | New Site | Year 2 | \$22,826,763 | | |
| | | | 6,665 | 45 | 533 | | 1,336,651 | 828,206 | | \$18,850,000 | \$201,950,740 | | |
| SLT IV West: | | | | | | | | | | | | | |
| | Elem. | K-5 | 525 | 0 | 42 | New Replacement School | 98,085 | 98,085 | Same Site | Year 2 | \$17,945,953 | | |
| | Elem./Middle | K-5 / 6-8 | 1,275 | 0 | 102 | Ren./Add. (600 ES; 675 MS) | 248,774 | 165,458 | Same Site | Year 4 | \$41,096,841 | | |
| | Elem. | K-5 | 600 | 0 | 48 | New Replacement School | 113,719 | 113,719 | Expand site | Year 3 | \$22,731,181 | | |
| | Elem. | K-5 | 550 | 0 | 44 | New Replacement School | 99,706 | 99,706 | Same Site | Year 2 | \$18,059,492 | | |
| | DISCONTINUE USE | | | | | | | | | | | | |
| | Elem. | K-5 | 460 | 0 | 37 | 1992 Wing | 95,702 | 67,273 | Expand site | Year 3 | \$16,263,198 | | |
| | SLT Offices | | | | | Renov./Add./Recon. | 6,650 | 0 | Same Site | Year 4 | \$571,868 | | |
| | Middle | 6-8 | 675 | 0 | 54 | New School | 131,783 | 131,783 | New Site | Year 2 | \$26,226,755 | | |
| | | | 4,085 | 0 | 327 | | 794,419 | 676,024 | | \$6,000,000 | \$142,895,288 | | |
| SLT IV TOTALS | | | | | | | | | | | | | |
| | | | 10,750 | 45 | 860 | | 2,131,070 | 1,504,230 | | \$24,850,000 | \$344,846,028 | | |

| SCHOOL ID | | | N/DOE Number |
|-----------------------------|--|--|--------------|
| School Name | | | |
| SLT IV East: | | | |
| Branch Brook**** | | | 270 |
| Broadway/Luis Munoz Marin | | | 280 |
| Elliott Street | | | 390 |
| Franklin | | | 430 |
| Gladys Hillman-Jones | | | 150 |
| McKinley | | | 520 |
| Rafael Hernandez | | | 575 |
| Ridge Street | | | 610 |
| Ridge St. ECC (Arlington) | | | 210 |
| Ridge Street Annex (LEASED) | | | 613 |
| Roberto Clemente | | | 615 |
| New Elementary School (1) | | | |
| New Middle School (3) | | | |
| SLT IV East Totals | | | |
| SLT IV West: | | | |
| Abington Avenue | | | 170 |
| Dr. E. Alma Flegg | | | 415 |
| Dr. William H. Horton | | | 440 |
| First Avenue | | | 410 |
| Roseville Avenue | | | 630 |
| Sussex Avenue | | | 710 |
| Sussex Avenue Annex | | | 711 |
| New Middle School (4) | | | |
| SLT IV West Totals | | | |
| SLT IV TOTALS | | | |
| | | | |

* Existing enrollments include Charter School students as per NJDOE.

** Based on school level cohorts; Does not include new or expanded preschool programs; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Does not include provisions for new/expanded preschool programs.

**** Includes warehouse space.

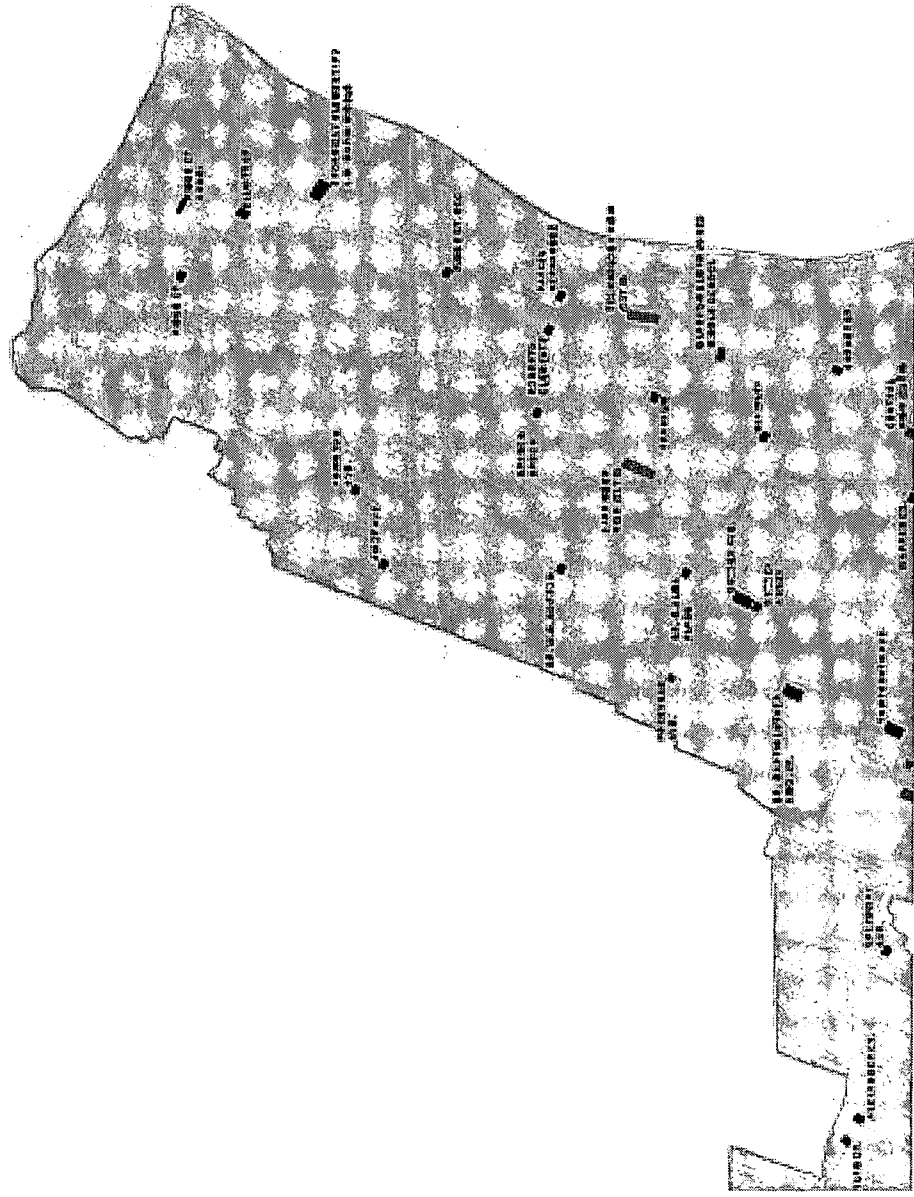
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MAP IV.1

SLT IV Existing Locations



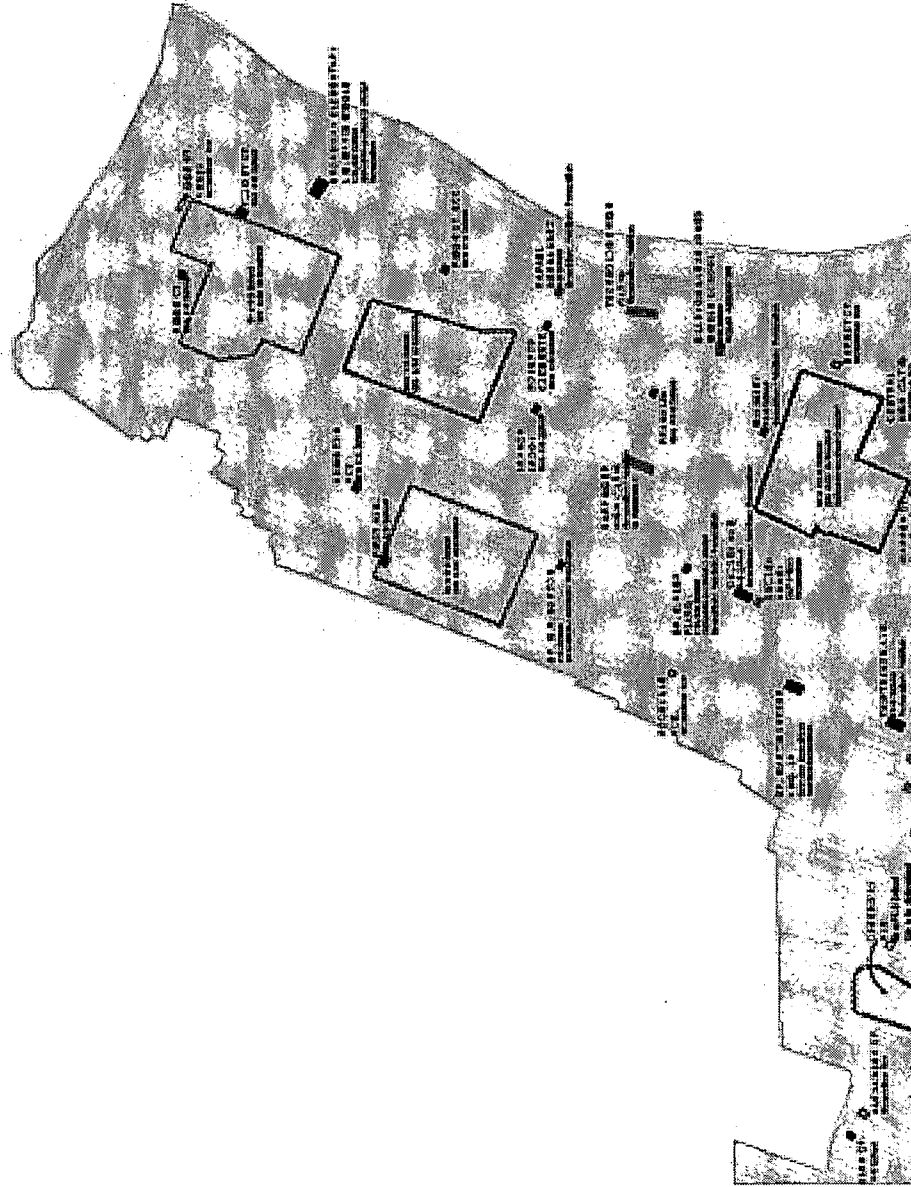
- Elementary Schools
- Elementary / Middle Schools
- Middle Schools
- High Schools
- Special Education Schools
- Adult Schools
- New School / Site

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SLT IV Proposed Redevelopment



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Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for the SLT IV schools are as follows:

- SLT IV / EAST**
- Branch Brook School (1926)**
 - Elliott Street School (1871)**
 - Franklin School (1889)**
 - Ridge Street School (1911)**
 - Ridge Street Early Childhood Center (1924)**
 - Ridge Street Annex (1939 – leased)**
 - Roberto Clemente (1883)**

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases includes classrooms sized less than 650 square feet, would approach or exceed replacement costs and result in more gross square feet/student than new construction. All are deficient in capacity to serve current and projected enrollments, particularly Ridge Street and its annexes.

It is proposed to replace all buildings except the annexes whose use as school support buildings will be discontinued. All schools, including the Ridge Street Early Childhood Center, are to be replaced with K-5 schools for approximately 500 students each, except for Franklin which is to become a PK-2 school for 550 students feeding into McKinley. All existing sites are too small to

SLT IV

accommodate the replacement schools and need to be expanded or have the schools relocated to new nearby sites.

- SLT IV / EAST**
- Broadway Elementary School/Luis Munoz**
 - Marin Middle School (1955)**
 - Gladys Hillman-Jones (1911/1999)**
 - McKinley (1915)**
 - Rafael Hernandez (1995)**

The above schools are relatively new schools and will be retained with renovation and/or expansion. Broadway/Marin is to be renovated in stages to remedy existing deficiencies and accommodate house plan K-5 and K-8 schools for 500 students each. Temporary classrooms may be required to facilitate the renovation program.

Gladys Hillman-Jones was renovated in 1999 as a model middle school but lacks select program spaces and supporting facilities (particularly a gym) to meet the projected capacity need of 600 students. Some site expansion is needed to accomplish this.

McKinley is in poor condition, mostly due to the 1915 wing. This old wing is proposed to be demolished, a new wing built, and the remaining existing building renovated to become a 500 student school for grades 3-5 paired with Franklin for grades PK-2. Rafael Hernandez is the newest school building in the district but needs a minor addition and modest renovation for conversion to a middle school for 675 students.

**SLT IV / EAST New Elementary School
New Middle School**

In order to provide the needed capacity in SLT IV East and maintain appropriate school sizes, two new schools on new sites are required. The new elementary school is to be located as centrally as possible in the eastern part of SLT IV and accommodate 480 students. A new middle school for 500 students is to be located in the northern part of SLT IV East and accommodate 500 students primarily from the new Ridge and Elliott Street Schools.

**SLT IV / WEST Abington Avenue School (1900)
Dr. William H. Horton School (1893)
First Avenue School (1928)
Roseville Avenue School (1883)**

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases include classrooms sized less than 700 square feet, would approach or exceed replacement costs and result in more gross square feet/student than new construction. Except for Roseville, which is very small and located on a tiny site, all are proposed to be replaced as K-5 schools for 500-600 students each. The use of Roseville is to be discontinued.

A potential new site for Abington has been identified across Bloomfield Avenue. Dr. William Horton will require an expanded or new site, and First Avenue could be replaced on the existing site if

the existing gym/auditorium wing were demolished. To ease both current overcrowding and provide swing space for First Avenue and/or Abington, it is proposed to lease space at a nearby parochial school.

SLT IV / WEST Dr. E. Alma Flagg School (1984)

This will be renovated and expanded to become a house plan K-5/6-8 school for 1,275 students. There is ample site area, but temporary classroom facilities may be required to facilitate the renovation/addition program.

**SLT IV / WEST Sussex Avenue School (1892)
Sussex Avenue Annex (1970)**

It is proposed that Sussex Avenue School have the 1892 wing demolished, the remainder renovated and an addition added to create a K-5 school for 460 students. To facilitate this, the site needs to be expanded. The Annex is too small to serve instructional purposes and it is better suited for use for the SLT offices. This will free more educationally appropriate space at Rafael Hernandez.

SLT IV / WEST New Middle School

In order to meet the capacity needs for SLT IV West, promote an elementary and middle school organization and maintain appropriately sized schools, a new 675 student school for grades 6-8 is proposed. A new site is required and one possibility under consideration is a part of the School Stadium site. This could be made available if the deteriorating stadium is demolished and rebuilt as a smaller facility.

Cost & Funding Allowance Summary

Of the proposed \$344,846,028 total project budget for SLT IV, \$219,396,306 falls within the proposed funding allowance.

Table IV.7 summarizes cost and funding data for each project included in the SLT IV Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Page 20-21).

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TABLE IV.7

SLT IV Cost & Funding Allowance Summary

| SLT 04 Building Name | Construction Cost | Construction Funding | Site Acquisition Cost | Site Funding | Project Total | Project Funding Allowance | Requested Add'l Funding |
|---|-------------------|----------------------|-----------------------|---------------|----------------|---------------------------|-------------------------|
| Branch Brook Elementary School | 16,449,238 | 9,788,812 | 3,000,000 | 3,000,000 | 19,449,238 | 12,788,812 | 6,660,426 |
| Broadway/Luis Munoz Marin Elem./Middle Sch. | 19,647,569 | 23,816,007 | - | - | 19,647,569 | 19,647,569 | - |
| Elliott Street Elementary School | 17,929,981 | 10,754,545 | 600,000 | 600,000 | 18,529,981 | 11,354,545 | 7,175,436 |
| Franklin Avenue Elementary School | 18,915,193 | 10,937,969 | 1,500,000 | 1,500,000 | 20,415,193 | 12,437,969 | 7,977,224 |
| Gladys Hillman-Jones Middle School | 5,338,490 | 15,917,041 | 1,000,000 | 1,000,000 | 6,338,490 | 6,338,490 | - |
| McKinley Elementary School | 12,579,079 | 9,053,486 | - | - | 12,579,079 | 9,053,486 | 3,525,594 |
| Rafael Hernandez Middle School | 5,805,743 | 3,697,314 | - | - | 5,805,743 | 3,697,314 | 2,108,429 |
| Ridge Street Elementary School | 17,652,277 | 10,433,756 | 1,500,000 | 1,500,000 | 19,152,277 | 11,933,756 | 7,218,521 |
| Ridge Street Early Childhood Center | 16,548,220 | 9,781,064 | 750,000 | 750,000 | 17,298,220 | 10,531,064 | 6,767,156 |
| Roberto Clemente Elementary School | 17,358,949 | 9,786,428 | 3,000,000 | 3,000,000 | 20,358,949 | 12,786,428 | 7,572,521 |
| New Elementary School 01 | 16,449,238 | 10,027,212 | 3,000,000 | 3,000,000 | 19,449,238 | 13,027,212 | 6,422,026 |
| New Middle School 03 | 18,426,763 | 10,892,033 | 4,500,000 | 4,500,000 | 22,926,763 | 15,392,033 | 7,534,730 |
| Abington Avenue Elementary School | 17,945,953 | 10,788,170 | - | - | 17,945,953 | 10,788,170 | 7,157,783 |
| Dr. E. Alma Flagg Elementary/Middle School | 41,096,841 | 18,914,328 | - | - | 41,096,841 | 18,914,328 | 22,182,513 |
| Dr. William H. Horton Elementary School | 21,231,181 | 10,937,969 | 1,500,000 | 1,500,000 | 22,731,181 | 12,437,969 | 10,293,212 |
| First Avenue Elementary School | 18,059,492 | 11,236,722 | - | - | 18,059,492 | 11,236,722 | 6,822,770 |
| Sussex Avenue Elementary School | 14,763,198 | 7,510,217 | 1,500,000 | 1,500,000 | 16,263,198 | 9,010,217 | 7,252,981 |
| Sussex Avenue Annex | 571,868 | 562,736 | - | - | 571,868 | 562,736 | 9,132 |
| New Middle School 04 | 23,226,755 | 14,457,490 | 3,000,000 | 3,000,000 | 26,226,755 | 17,457,490 | 8,769,265 |
| | \$ 319,996,028 | \$ 209,293,295 | \$ 24,850,000 | \$ 24,850,000 | \$ 344,846,028 | \$ 219,396,306 | \$ 125,449,722 |

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Efficiency Evaluation

Table IV.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT IV school in the table, it can be seen that much of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT IV schools is 1.69. Compared to the Abbott Model allowance of 1.40, the higher grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.
- Single-loaded corridors around a large centrally located interior space such as an auditorium.

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- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed.

The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceeds the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

- * Grossing factors should be viewed as preliminary pending more detailed analysis.
- ** GSF/student and NSF/student do not include areas for SLT offices.
- *** Existing included proposed 1999 addition.
- **** Excludes warehouse space.

TABLE IV.8

SLT IV Efficiency Evaluation

| SCHOOL | EXISTING | | | | | | | | | | |
|-----------------------------|-----------------|-----------------------|---------------------------|---------------------------|-------------|------------------|-------------------------|---------|-------------|------------------|------------------------|
| | School Type | Capacity as per NJDOE | Existing Grossing Factor* | Gross SF/Student Analysis | | | Net SF/Student Analysis | | | | |
| | | | | Gross SF | GSF/Student | Abbott Allowance | Deviation (+) = excess | Net SF | NSF/Student | Abbott Allowance | Deviation (+) = excess |
| SLT IV / EAST: | | | | | | | | | | | |
| Branch Brook*** | Elem. | 47 | 0.78 | 19,980 | 425.11 | 124.90 | +300.21 | 25,647 | 545.68 | 89.00 | +456.68 |
| Broadway/Luis Munoz Marin | Elem./Middle | 1111 | 1.84 | 206,625 | 185.98 | 126.96 | +59.02 | 112,043 | 100.85 | 90.69 | +10.16 |
| Elliott Street | Elem. | 513 | 1.85 | 79,975 | 155.90 | 124.90 | +31.00 | 43,129 | 84.07 | 88.00 | -4.93 |
| Franklin | Elem./Middle | 538 | 1.94 | 110,185 | 204.80 | 126.96 | +77.84 | 56,805 | 105.59 | 88.00 | +16.59 |
| Gladys Hillman-Jones | Middle | 351 | 1.74 | 91,836 | 173.91 | 131.08 | +42.83 | 52,825 | 89.58 | 84.00 | -4.42 |
| McKinley | Elem./Middle | 1046 | 1.67 | 157,345 | 150.43 | 126.96 | +23.47 | 94,329 | 90.18 | 90.69 | -0.51 |
| Rafael Hernandez** | Elem./Middle | 564 | 1.51 | 107,100 | 189.89 | 126.96 | +62.93 | 70,751 | 125.45 | 90.69 | +34.76 |
| Ridge Street | Elem./Middle | 493 | 1.52 | 61,545 | 124.84 | 126.96 | -2.12 | 40,600 | 82.35 | 90.69 | -8.34 |
| Ridge St. ECC (Arlington) | Early Childhood | incl. above | | incl. above | | | | | | | |
| Ridge Street Annex (LEASED) | Elem./Middle | incl. above | | incl. above | | | | | | | |
| Roberto Clemente | Elem. | 503 | 1.74 | 77,740 | 154.55 | 124.90 | +29.65 | 44,634 | 88.74 | 88.00 | -0.26 |
| New Elementary School (1) | | | | | | | | | | | |
| New Middle School (3) | | | | | | | | | | | |
| SLT IV / EAST AVERAGE | | 5,166 | 1.62 | 912,331 | 196.16 | 126.72 | +69.43 | 540,763 | 145.83 | 90.31 | +55.52 |
| SLT IV / WEST: | | | | | | | | | | | |
| Abington Avenue | Elem./Middle | 728 | 1.96 | 93,400 | 128.30 | 126.96 | +1.34 | 47,731 | 65.56 | 90.69 | -25.13 |
| Dr. E. Alma Flagg | Elem./Middle | 405 | 1.91 | 75,300 | 185.93 | 126.96 | +58.97 | 39,453 | 97.41 | 90.69 | +6.72 |
| Dr. William H. Horton | Elem./Middle | 713 | 1.97 | 105,800 | 148.39 | 126.96 | +21.43 | 53,769 | 75.41 | 90.69 | -15.28 |
| First Avenue*** | Elem./Middle | 583 | 1.81 | 68,980 | 118.32 | 126.98 | -8.64 | 38,026 | 65.22 | 90.69 | -25.47 |
| Roseville Avenue | Elem. | 235 | 1.43 | 24,220 | 103.06 | 124.90 | -21.84 | 16,990 | 72.30 | 88.00 | -16.70 |
| Sussex Avenue | Elem./Middle | 551 | 1.56 | 71,079 | 129.00 | 126.96 | +2.04 | 45,677 | 82.90 | 90.69 | -7.79 |
| Sussex Avenue Annex | Elem. | incl. above | | incl. above | | | | | | | |
| New Middle School (4) | | | | | | | | | | | |
| SLT IV / WEST AVERAGE | | 3,215 | 1.77 | 436,779 | 135.50 | 126.62 | +8.88 | 241,646 | 76.47 | 90.41 | -13.94 |
| SLT IV TOTALS | | 8,381 | 1.70 | 1,351,110 | 165.83 | 126.67 | +39.15 | 782,409 | 111.15 | 90.36 | +20.79 |

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TABLE IV.8 (continued)

SLT IV Efficiency Evaluation

| SCHOOL | PROPOSED | | | | | | | | | | | Proposed Program SF in Excess of Abbott Model |
|-----------------------------|--------------|---------------|---------------------------|---------------------------|--------------|------------------|--------------------------|--------------|------------------|------------------------|---------|---|
| | School Type | Max. Capacity | Proposed Grossing Factor* | Gross SF/Student Analysis | | | Net SF/ Student Analysis | | | Deviation (+) = excess | | |
| | | | | Gross SF | GSF/ Student | Abbott Allowance | Net SF | NSF/ Student | Abbott Allowance | | | |
| SLT IV / EAST: | | | | | | | | | | | | |
| Branch Brook*** | Elem. | 533 | 1.45 | 93,329 | 175.10 | 124.90 | 64,365 | 120.76 | 89.00 | +31.76 | 16,756 | |
| Broadway/Luis Munoz Marin | Elem./Middle | 1,120 | 1.69 | 206,625 | 184.49 | 126.96 | 122,234 | 109.14 | 90.69 | +18.45 | 20,993 | |
| Elliott Street | Elem. | 568 | 1.45 | 96,412 | 169.74 | 124.90 | 66,491 | 117.06 | 89.00 | +28.06 | 15,722 | |
| Franklin | Elem. | 597 | 1.45 | 100,677 | 168.64 | 124.90 | 69,433 | 116.30 | 89.00 | +27.30 | 16,054 | |
| Gladys Hillman-Jones | Middle | 669 | 1.47 | 110,800 | 156.50 | 131.08 | 75,377 | 91.51 | 94.00 | -2.49 | 14,597 | |
| McKinley | Elem. | 561 | 1.78 | 125,560 | 223.81 | 124.90 | 70,545 | 125.75 | 89.00 | +36.75 | 27,788 | |
| Rafael Hernandez** | Middle | 748 | 1.39 | 122,300 | 163.50 | 131.08 | 87,767 | 117.34 | 94.00 | +23.34 | 17,950 | |
| Ridge Street | Elem. | 568 | 1.45 | 96,412 | 169.74 | 124.90 | 66,491 | 117.06 | 89.00 | +28.06 | 15,732 | |
| Ridge St. ECC (Arlington) | Elem. | 533 | 1.45 | 93,329 | 175.10 | 124.90 | 64,365 | 120.76 | 89.00 | +31.76 | 16,751 | |
| Ridge Street Annex (LEASED) | | | | | | | | | | | | |
| Roberto Clemente | Elem. | 533 | 1.45 | 93,329 | 175.10 | 124.90 | 64,365 | 120.76 | 89.00 | +31.76 | 16,781 | |
| New Elementary School (1) | Elem. | 533 | 1.45 | 93,329 | 175.10 | 124.90 | 64,354 | 120.74 | 89.00 | +31.74 | 16,756 | |
| New Middle School (3) | Middle | 554 | 1.45 | 104,549 | 188.72 | 131.08 | 72,103 | 130.15 | 94.00 | +36.15 | 20,033 | |
| SLT IV / EAST AVERAGE | | 7,517 | 1.49 | 1,336,651 | 177.13 | 126.62 | 887,890 | 117.28 | 90.39 | +26.89 | 199,157 | |
| SLT IV/ WEST: | | | | | | | | | | | | |
| Abington Avenue | Elem. | 589 | 1.45 | 98,085 | 166.53 | 124.90 | 67,645 | 114.85 | 89.00 | +25.85 | 14,998 | |
| Dr. E. Alma Flagg | Elem./Middle | 1,436 | 1.69 | 248,774 | 173.24 | 126.96 | 146,782 | 102.22 | 90.69 | +11.53 | 15,636 | |
| Dr. William H. Horton | Elem. | 698 | 1.45 | 113,719 | 162.92 | 124.90 | 78,427 | 112.36 | 89.00 | +23.36 | 16,041 | |
| First Avenue*** | Elem. | 612 | 1.45 | 99,706 | 162.92 | 124.90 | 68,763 | 112.36 | 89.00 | +23.36 | 14,054 | |
| Roseville Avenue | | | | | | | | | | | | |
| Sussex Avenue | Elem. | 533 | 1.53 | 95,702 | 179.55 | 124.90 | 62,545 | 117.35 | 89.00 | +28.35 | 14,926 | |
| Sussex Avenue Annex | SLT Offices | | | 6,650 | | | | | | | | |
| New Middle School (4) | Middle | 750 | 1.45 | 131,783 | 175.71 | 131.08 | 90,885 | 121.18 | 94.00 | +27.18 | 20,394 | |
| SLT IV / WEST AVERAGE | | 4,618 | 1.50 | 794,419 | 170.15 | 126.27 | 515,047 | 113.38 | 90.12 | +23.27 | 96,049 | |
| SLT IV TOTALS | | 12,135 | 1.50 | 2,131,070 | 173.64 | 126.45 | 1,402,937 | 115.33 | 90.25 | +25.08 | 295,206 | |

Implementation Schedule

SLT IV SCHEDULE ISSUES Like SLT I East, both SLT IV East and West are experiencing severe overcrowding. As a result, it is necessary to build a new elementary school in SLT IV East and new middle schools in both SLT IV East and West in Year 2 based on site acquisition in Year 1. In addition, in SLT IV West, it is necessary to lease space, preferably at St. Francis Xavier, both to relieve current overcrowding at First Avenue and Abington and to facilitate the reconstruction of both schools on their existing sites in

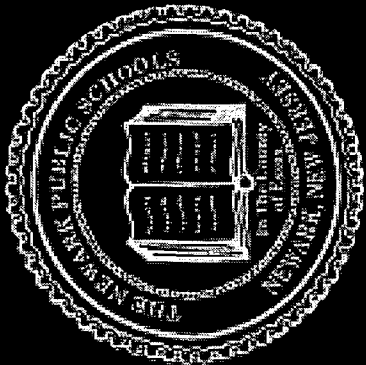
SLT IV

Year 2. In SLT IV East, in addition to the new elementary and middle schools on new sites, it is necessary in Year 2 to replace both Branch Brook and Ridge Street Early Childhood Center as K-5 schools on new or expanded sites acquired in Year 1. In order to facilitate that and the Ridge Street replacement in Year 3, it is necessary to renovate Broadway/Marin using temporary classrooms for increased capacity in Year 2.

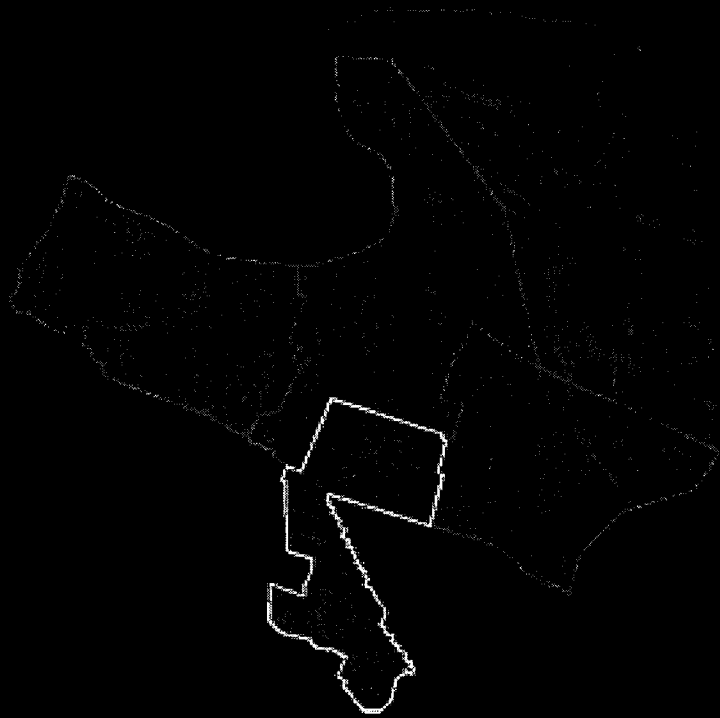
TABLE IV.9

SLT IV Proposed Redevelopment Plan Schedule

| School Name | Scope of Work | Grades | Target Capacity | Construction Start | | | | |
|---------------------------|--------------------------------|-----------|-----------------|--------------------|------|------|------|------|
| | | | | 2000 | 2001 | 2002 | 2003 | 2004 |
| SLT IV East: | | | | | | | | |
| Branch Brook | New Replacement School | K-5 | 460 | | | | | |
| Broadway/Luis Munoz Marin | Renovation (500 ES; 500 MS) | K-5 / 6-8 | 1,000 | | | | | |
| Elliott Street | New Replacement School | K-5 | 500 | | | | | |
| Franklin | New Replacement School | PK-2 | 550 | | | | | |
| Gladys Hillman Jones | Addition/Minor alteration | 6-8 | 600 | | | | | |
| McKinley | 1915 Wing Demolition/Add./Ren. | 3-5 | 500 | | | | | |
| Rafael Hernandez | Addition/Minor alteration | 6-8 | 675 | | | | | |
| Ridge Street | New Replacement School | K-5 | 500 | | | | | |
| Ridge St. ECC (Arlington) | New Elementary School | K-5 | 460 | | | | | |
| Roberto Clemente | New Replacement School | K-5 | 460 | | | | | |
| New Elementary School (1) | New School | K-5 | 460 | | | | | |
| New Middle School (3) | New School | 6-8 | 500 | | | | | |
| SLT IV East Totals | | | 6,665 | | | | | |
| SLT IV West: | | | | | | | | |
| Abington Avenue | New Replacement School | K-5 | 525 | | | | | |
| Dr. E. Alma Flagg | Ren./Add. (600 ES; 675 MS) | K-5 / 6-8 | 1,275 | | | | | |
| Dr. William H. Horton | New Replacement School | K-5 | 600 | | | | | |
| First Avenue | New Replacement School | K-5 | 550 | | | | | |
| Sussex Avenue | 1892 Wing Demolition/Add./Ren. | K-5 | 460 | | | | | |
| Sussex Avenue Annex | Renovation/SLT Offices | | | | | | | |
| New Middle School (4) | New School | 6-8 | 675 | | | | | |
| SLT IV West Totals | | | 4,085 | | | | | |
| SLT IV TOTALS | | | 10,750 | | | | | |



SLT V



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THE NEWARK PUBLIC SCHOOLS
FIVE-YEAR FACILITIES MANAGEMENT PLAN



Summary of Findings

Geographically, SLT V is divided between two wards, Central and West. The Central Ward is situated east of the Garden State Parkway. The SLT consists of seven elementary schools serving a variety of grade levels, four elementary/middle schools, two middle schools, and one special education school serving children with severe handicap disabilities. (New Jersey Regional Day School is also under the SLT V umbrella but is not included in the FMP since it is a state-owned facility.) Mount Vernon School, one of the existing elementary/middle schools, is a large, multicultural, multilingual school representing over thirty different languages. In the past two years, grades five through eight have been phased out as part of a restructuring plan for this school. These grades are being phased into Vailsburg Middle School since is currently under populated.

SLT V houses about 40% of the special education population in The Newark Public Schools due to the availability of classroom space. John F. Kennedy is being restructured as a middle/high school, serving children with severe handicap disabilities from the ages of eleven to twenty years of age. Other schools with special education populations are Alexander/Boylan, Camden, Camden Middle, Fifteenth Avenue, Fourteenth Avenue, Lincoln, Mount Vernon, South Seventeenth, Thirteenth Avenue and Vailsburg Middle. Although SLT V offers the full continuum of special education placement, the program of choice is inclusion, which is offered whenever appropriate to the students' needs.

The unique physical characteristics of SLT V buildings vary from school to school. Overall, at least two-thirds of the schools are

SLT V

reaching or have passed the one hundred-year mark of existence. These schools are Alexander/Boylan, Fifteenth Avenue, Fourteenth Avenue, Lincoln, South Seventeenth, Speedway and Harriet Tubman and Vailsburg Middle. A few of the schools are currently reaching full or overcrowded student capacity while others are underutilized. The surrounding areas of Harriet Tubman, South Seventeenth, Fourteenth Avenue Schools are undergoing major revitalization, bringing in new single and multiple family dwellings. However, the existing school facilities do not reflect the revitalization of their neighborhoods.

STATUS OF EXISTING FACILITIES

Critical facilities issues that shaped the proposed Facilities Management Plan for SLT V are summarized below. A statistical summary with infrastructure, capacity, projected enrollment, and unhoused student data for each school is provided on page five.

PHYSICAL PLANT:

- The average age of the original section of an SLT V school is 72 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.
- Seven of the fourteen schools in SLT V were built prior to 1925. Three date to the 1800s. The newest school is 26 years old.

- Each SLT V school requires significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.
- The projected cost to correct all functional, life cycle and current code deficiencies identified in the nineteen buildings operated by the Newark Public Schools in SLT V was calculated to be \$82,167,921. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT V buildings totals \$162,910,625.
- All SLT V schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies.
- One school has a deficiency correction budget that exceeds replacement costs. Six other schools have deficiency correction budgets that range from 50% - 80% of replacement costs.

CAPACITY

- The majority of Newark's schools were located to serve student population needs of fifty to one hundred years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Most schools that have excess capacity are not

- typically located in an area that can help alleviate overcrowding in nearby schools.
- The eastern portion of SLT V has significant excess capacity in each school. Two schools in the western portion of SLT V do not have adequate capacity to accommodate projected enrollments. The western section of SLT V is geographically isolated from the rest of the SLT. It is surrounded on three sides by other towns and divided on its narrow neck from the rest of SLT V by a cemetery, a park, and the Garden State Parkway. This poses a physical barrier that prevents reassigning students from the crowded western portion of the SLT to schools with available capacity in the eastern part.
- NJDOE Abbott Model class size and classroom square footage standards have greatly reduced school capacities in the older schools. (See *typical classroom sizes on summary table*.) Many schools have classroom sizes that should only house 18 students or less, causing instructional inefficiencies.
- The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark's students within existing facilities will reduce available capacity in all schools.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based,

technology-infused instruction, and the particularized needs of Newark's students, are not provided or are inadequately provided.

- Many schools have basement instructional spaces that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT V consists of one early childhood center, five elementary schools, five combined elementary/middle schools, two middle schools, and one special education school. School grade alignments vary greatly for each program type due to the geographic configuration of the SLT and the school locations. It is a district objective to create separate K-5 elementary and 6-8 middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- General education schools in SLT V serve from 149-962 students. Several schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott

Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographic basis, it is critical that equal accommodations be provided in each school throughout the district so that each student is offered the same opportunities and experiences.
- Bus transportation is typically not provided to general education students. Traffic congestion, geographical barriers such as highways, the size of the district, and the lack of appropriate student drop-off areas at the schools are not conducive to mass busing.
- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play areas.

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on \$125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.

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NOTES

- * Existing enrollments do not include charter school students.
- ** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.

TABLE V.1

Existing Conditions: Capacity and Enrollment

| SCHOOL ID | | CURRENT USE | | CAPACITY & ENROLLMENT | | | | |
|----------------------|-----|--------------|----------|-----------------------|-------------------------|---------------------------|------------------------|--------------------|
| | | Type | Grades | Capacity as per NJDOE | 1998-99 Actual Enroll.* | Proj. Enroll.** (by Sch.) | Proj. Missing Capacity | Typical Cirm. Size |
| SLT V East: | | | | | | | | |
| Camden Street | 310 | Elem. | PK-5 | 991 | 710 | 792 | +199 | 700-1080 sf |
| Camden Street Middle | 315 | Middle | 5-8 | 901 | 543 | 581 | +320 | 700-940 sf |
| Fifteenth Avenue | 400 | Elem./Middle | PK-8 | 567 | 273 | 286 | +281 | 640-815 sf |
| Fourteenth Avenue | 420 | Elem. | K-4 | 340 | 217 | 221 | +119 | 670-1080 sf |
| Harriet Tubman | 455 | Elem. | PK-6 | 365 | 337 | 291 | +74 | 610-810 sf |
| John F. Kennedy | 477 | SE ungraded | | 279 | 108 | 101 | +178 | 680-890 sf |
| South 17th Street | 670 | Elem./Middle | PK-8 | 578 | 530 | 479 | +99 | 750-805 sf |
| Thirteenth Avenue | 715 | Elem./Middle | PK-8 | 1,378 | 906 | 798 | +580 | 730 sf |
| SLT V/East TOTALS | | | | 5,399 | 3,624 | 3,549 | +1,850 | |
| SLT V West: | | | | | | | | |
| Alexander Street | 180 | Elem. | 1-6 | 617 | 571 | 522 | +95 | 670-1020 sf |
| Boylan Street | 340 | Elem. | PK-1 | 50 | 149 | 119 | -69 | 360-755 sf |
| Lincoln | 490 | Elem. | K-5 | 415 | 639 | 591 | -176 | 695-715 sf |
| Mount Vernon | 570 | Elem./Middle | K-5, 7-8 | 1,024 | 962 | 808 | +216 | 740-1250 sf |
| Speedway Avenue | 690 | Elem. | K-4 | 283 | 292 | 236 | +47 | 520-815 sf |
| Vailsburg Middle | 718 | Middle | 6-8 | 674 | 553 | 620 | +54 | 715-800 sf |
| SLT V/West TOTALS | | | | 3,063 | 3,166 | 2,896 | +167 | |
| SLT V TOTALS | | | | 8,462 | 6,790 | 6,445 | +2,017 | |

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TABLE V.1 (continued)

Existing Conditions: Infrastructure Issues

| SCHOOL ID | | INFRASTRUCTURE ISSUES (does not address educational adequacy) | | | | | | | | | | | | | | | | FCI | | |
|----------------------|--------------|---|--------------------------|---------------------|---------|-----------------|--------|-----------------|------------------------------|-----------------|--------|--|--|--|----------------------------|-------------|----------------|----------------|---------------|--|
| Name | NJDOE Number | Site Size (acres) | DATES OF CONSTRUCTION/SF | | | | | | Deficiency Correction Budget | | | | | | Building Replacement Value | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | |
| | | | Total GSF | Original Bldg. Year | SF | Addition 1 Year | SF | Addition 2 Year | SF | Addition 3 Year | SF | | | | | | | | | |
| SLT V East: | | | | | | | | | | | | | | | | | | | | |
| Camden Street | 310 | 2.47 | 161,785 | 1968 | 161,785 | | | | | | | | | | | | | 20,223,125 | 8,044,531 | |
| Camden Street Middle | 315 | 2.94 | 170,900 | 1973 | 170,900 | | | | | | | | | | | | | 21,362,500 | 8,361,315 | |
| Fifteenth Avenue | 400 | 1.04 | 90,575 | 1891 | 25,000 | 1897 | 5,000 | 1917 | 25,000 | 1926 | 35,575 | | | | | | | 11,321,875 | 5,927,543 | |
| Fourteenth Avenue | 420 | 1.15 | 59,265 | 1906 | 57,265 | | | | | | | | | | | | | 7,408,125 | 5,924,028 | |
| Harriet Tubman | 455 | 1.14 | 51,095 | 1876 | 33,655 | 1974 | 17,440 | | | | | | | | | | | 6,386,875 | 5,365,990 | |
| John F. Kennedy | 477 | 0.91 | 46,180 | 1967 | 46,180 | | | | | | | | | | | | | 5,772,500 | 2,402,963 | |
| South 17th Street | 670 | 1.37 | 84,770 | 1911 | 59,150 | 1950 | 16,000 | 1973 | 9,620 | | | | | | | | | 10,596,250 | 8,385,744 | |
| Thirteenth Avenue | 715 | 3.44 | 206,520 | 1971 | 206,520 | | | | | | | | | | | | | 25,815,000 | 10,475,356 | |
| SLT V/East TOTALS | | 14.46 | 871,090 | | | | | | | | | | | | | | | \$ 108,886,250 | \$ 52,887,470 | |
| SLT V West: | | | | | | | | | | | | | | | | | | | | |
| Alexander Street | 180 | 0.71 | 77,720 | 1886 | 15,000 | 1903 | 10,000 | 1918 | 20,000 | 1921 | 32,720 | | | | | | | 9,715,000 | 6,558,178 | |
| Boylan Street | 340 | 1.36 | 24,245 | 1927 | 24,245 | | | | | | | | | | | | | 3,030,625 | 2,357,262 | |
| Lincoln | 490 | 0.79 | 65,400 | 1908 | 65,400 | | | | | | | | | | | | | 8,175,000 | 3,787,135 | |
| Mount Vernon | 570 | 5.29 | 116,565 | 1954 | 110,240 | 1996 | 6,325 | | | | | | | | | | | 14,570,625 | 5,485,509 | |
| Speedway Avenue | 690 | 1.03 | 35,035 | 1916 | 17,035 | 1972 | 18,000 | | | | | | | | | | | 4,379,375 | 4,852,025 | |
| Vailsburg Middle | 718 | 1.76 | 113,230 | 1931 | 97,030 | 1957 | 16,200 | | | | | | | | | | | 14,153,750 | 6,240,342 | |
| SLT V/West TOTALS | | 10.94 | 432,195 | | | | | | | | | | | | | | | \$ 54,024,375 | \$ 29,280,451 | |
| SLT V TOTALS | | 25.40 | 1,303,285 | | | | | | | | | | | | | | | \$ 162,910,625 | \$ 82,167,921 | |

Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table V.2 calculates the Facilities Condition Index for each SLT V school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change,*

SLT V

however, does not allow the calculation of an FCI that includes all cited deficiencies.)

The major findings of the Facility Condition Index analysis are as follows:

- All SLT V schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies.
- One school has a deficiency correction budget that exceeds replacement costs. Six other schools have deficiency correction budgets that range from 50% - 80% of replacement costs.

TABLE V.2

Facility Condition Report

| School Name | Building Replacement Value | Deficiency Correction Budget | FAC. CONDITION INDEX (FCI) | | | Deficiency Target (10% of Repl. Value) | Variance (min. to be corrected) |
|---------------------------|----------------------------|------------------------------|----------------------------|----------------|------------|--|---------------------------------|
| | | | Good 0-0.05 | Fair 0.05-0.10 | Poor 0.10+ | | |
| SLT V East: | | | | | | | |
| Camden Street | 20,223,125 | 8,044,531 | | | 0.40 | 2,022,313 | 6,022,219 |
| Camden Street Middle | 21,362,500 | 8,361,315 | | | 0.39 | 2,136,250 | 6,225,065 |
| Fifteenth Avenue | 11,321,875 | 5,927,543 | | | 0.52 | 1,132,188 | 4,795,356 |
| Fourteenth Avenue | 7,408,125 | 5,924,028 | | | 0.80 | 740,813 | 5,183,216 |
| Harriet Tubman | 6,386,875 | 5,365,990 | | | 0.84 | 638,688 | 4,727,303 |
| John F. Kennedy | 5,772,500 | 2,402,963 | | | 0.42 | 577,250 | 1,825,713 |
| South 17th Street | 10,596,250 | 6,385,744 | | | 0.60 | 1,059,625 | 5,326,119 |
| Thirteenth Avenue | 25,815,000 | 10,475,356 | | | 0.41 | 2,581,500 | 7,893,856 |
| SLT IV/East TOTALS | \$108,886,250 | \$52,887,470 | | | | \$10,888,625 | \$41,998,845 |
| SLT V West: | | | | | | | |
| Alexander Street | 9,715,000 | 6,558,178 | | | 0.68 | 971,500 | 5,586,678 |
| Boylan Street | 3,030,625 | 2,357,262 | | | 0.78 | 303,063 | 2,054,200 |
| Lincoln | 8,175,000 | 3,787,135 | | | 0.46 | 817,500 | 2,969,635 |
| Mount Vernon | 14,570,625 | 5,485,509 | | | 0.38 | 1,457,063 | 4,028,447 |
| Speedway Avenue | 4,379,375 | 4,852,025 | | | 1.11 | 437,938 | 4,414,088 |
| Vailsburg Middle | 14,153,750 | 6,240,342 | | | 0.44 | 1,415,375 | 4,824,967 |
| SLT V/West TOTALS | \$54,024,375 | \$29,280,451 | | | | \$5,402,438 | \$23,878,014 |
| SLT V TOTALS | \$162,910,625 | \$82,167,921 | | | | \$16,291,063 | \$65,876,859 |

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Gross Square Feet per Student

Table V.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Three SLT V schools are within the Abbott District Model parameters when square footage is compared to existing enrollments and existing school capacity.

MAJOR CONSIDERATIONS

- The variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or have prorated class sizes below the prescribed model. Also, many SLT V schools are not presently utilized to their full capacity.
- Most schools provide specialized instruction spaces that are not included in the Abbott model. (A summary of the specialized spaces currently provided in each SLT V school can be found in Table V.4.) For schools that serve elementary and/or middle

SLT V

school students, this includes separate auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model in order to support existing programs.

- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.
- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

- * Existing enrollments do not include charter school students.

TABLE V.3

Gross Square Feet per Student

| School Name | Grades | Existing GSF | Abbott Model Target GSF/Student | 1998-1999 Enrollment* | GSF/Student | Deviation from Abbott Model (GSF/Student) | Existing Capacity as per NJDOE methodology | GSF/Student | Deviation from Abbott Model (GSF/Student) | Typical Classroom Sizes |
|----------------------------|----------|------------------|---------------------------------|-----------------------|---------------|---|--|---------------|---|-------------------------|
| SLT V East: | | | | | | | | | | |
| Camden Street Elementary | PK-5 | 161,785 | 124.90 | 710 | 227.87 | +102.97 | 991 | 163.25 | +38.35 | 700-1080 sf |
| Camden Street Middle | 5-8 | 170,900 | 126.96 | 543 | 314.73 | +187.77 | 901 | 189.68 | +62.72 | 700-940 sf |
| Fifteenth Avenue | PK-8 | 90,575 | 126.96 | 273 | 331.78 | +204.82 | 567 | 159.74 | +32.78 | 640-815 sf |
| Fourteenth Avenue | K-4 | 59,265 | 124.90 | 217 | 273.11 | +148.21 | 340 | 174.31 | +49.41 | 670-1080 sf |
| Harriet Tubman | PK-6 | 51,095 | 124.96 | 337 | 151.62 | +26.66 | 365 | 139.99 | +15.03 | 610-810 sf |
| John F. Kennedy (ungraded) | SE | 46,180 | 0.00 | 108 | 427.59 | +427.59 | 279 | 165.52 | +165.52 | 680-890 sf |
| South 17th Street | PK-8 | 84,770 | 131.08 | 530 | 159.94 | +28.86 | 578 | 146.66 | +15.58 | 750-805 sf |
| Thirteenth Avenue | PK-8 | 206,520 | 131.08 | 906 | 227.95 | +96.87 | 1,378 | 149.87 | +18.79 | 730 sf |
| SLT V East TOTALS | | 871,090 | 111.36 | 3,624 | 240.37 | +129.01 | 5,399 | 161.34 | +49.99 | |
| SLT V West: | | | | | | | | | | |
| Alexander Street | 1-6 | 77,720 | 124.90 | 571 | 136.11 | +11.21 | 617 | 125.96 | +1.06 | 670-1020 sf |
| Boylan Street | PK-1 | 24,245 | 124.90 | 149 | 162.72 | +37.82 | 50 | 484.90 | +360.00 | 360-755 sf |
| Lincoln | K-5 | 65,400 | 124.90 | 639 | 102.35 | -22.55 | 415 | 157.59 | +32.69 | 695-715 sf |
| Mount Vernon | K-5, 7-8 | 116,565 | 126.96 | 962 | 121.17 | -5.79 | 1,024 | 113.83 | -13.13 | 740-1250 sf |
| Speedway Avenue | K-4 | 35,035 | 124.90 | 292 | 119.98 | -4.92 | 283 | 123.80 | -1.10 | 520-815 sf |
| Vailsburg Middle | 6-8 | 113,230 | 131.08 | 553 | 204.76 | +73.68 | 674 | 168.00 | +36.92 | 715-800 sf |
| SLT V West TOTALS | | 432,195 | 126.27 | 3,166 | 136.51 | +10.24 | 3,063 | 141.10 | +14.83 | |
| SLT V TOTALS | | 1,303,285 | 118.81 | 6,790 | 191.94 | +73.13 | 8,462 | 154.02 | +35.20 | |

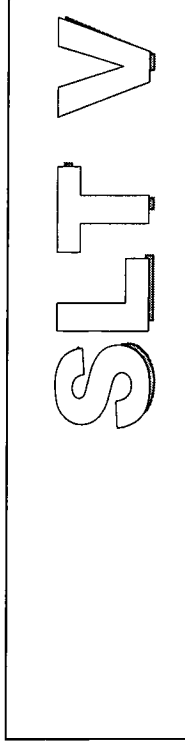
Facility Model Space Analysis

Table V.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with “●”).
- Spaces which are part of the Newark Facilities Model but are not provided (noted with “○”).
- Parity issues among schools.
- (Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Four of the fourteen schools in SLT V provide separate accommodations for physical education and lunch.



- Five of the fourteen schools have auditoriums.
- All schools have a media center. Many of the existing media centers, however, do not meet the space standards of the Abbott facilities model.
- Two schools do not have a computer lab. Only one school does not have an art room. Three schools do not have a dedicated music classroom. Many of these existing spaces, however, were former general classrooms.
- The provision of other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, cannot be provided within the existing facilities without extensive renovation.

NOTES

- * If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriate use of the space is marked as “existing.”

TABLE V.4

Program Space Model Analysis

| SPECIALIZED INSTRUCTION SPACES | | | | | | | | | | | | | | | | | |
|---|----------|------------|------------|------------|--------------|------------|------------------|--------------------|-------------------------|----------|--------------|-------------------|------------|---------------------|--------------------|-------------|----------------|
| ● = existing dedicated space (may be inadequate); μ = missing model space | | | | | | | | | | | | | | | | | |
| School Name | Art Room | Auditorium | Cafeteria* | Career Lab | Computer Lab | Gymnasium* | Health Classroom | Home Economics Lab | Instrumental Music Room | ITV Room | Media Center | Music/Choral Room | OT/PT Room | Practical Arts Room | Science Demo. Room | Science Lab | Technology Lab |
| Elementary: | | | | | | | | | | | | | | | | | |
| Alexander St./Boylan ECC | λ | λ | λ | μ | λ | λ | μ | λ | λ | λ | λ | λ | μ | | λ | | |
| Camden Street | λ | μ | λ | μ | λ | λ | μ | λ | μ | μ | λ | μ | λ | | λ | | |
| 14th Avenue | λ | μ | μ | μ | λ | λ | μ | λ | μ | μ | λ | λ | μ | | λ | | |
| Lincoln | μ | λ | λ | μ | λ | λ | μ | | λ | μ | λ | λ | μ | | μ | | |
| Speedway Avenue | λ | μ | λ | μ | μ | μ | μ | | | μ | λ | λ | μ | | λ | | |
| Harriet Tubman | λ | μ | μ | μ | λ | λ | μ | | λ | μ | λ | μ | μ | | λ | | |
| Elementary/Middle: | | | | | | | | | | | | | | | | | |
| 15th Avenue | λ | μ | λ | μ | λ | λ | μ | λ | μ | μ | λ | λ | λ | μ | μ | μ | μ |
| Mount Vernon (to become ES) | λ | λ | λ | μ | λ | λ | μ | | μ | μ | λ | λ | μ | | λ | | |
| South 17th | λ | μ | λ | μ | λ | μ | λ | μ | μ | μ | λ | μ | μ | μ | μ | λ | μ |
| 13th Avenue | λ | λ | λ | μ | λ | λ | μ | λ | μ | μ | λ | λ | μ | λ | λ | λ | |
| Middle and SE: | | | | | | | | | | | | | | | | | |
| Camden Street | λ | μ | λ | μ | λ | λ | μ | λ | λ | μ | λ | λ | | λ | | μ | λ |
| Valisburg | λ | λ | λ | μ | λ | λ | μ | μ | μ | μ | λ | λ | | μ | | μ | μ |
| John F. Kennedy (SE) | λ | μ | λ | μ | μ | λ | | μ | | μ | λ | λ | | μ | | μ | μ |

The Plan & Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings, changes in the location of student populations since their construction, and program obsolescence, most SLT V schools require replacement or significant renovation and expansion. Collectively, the plan for SLT V includes four new schools on or near existing sites, two new schools on new sites, and the renovation and/or expansion of six existing schools. A summary of the existing and proposed use of each building is provided Table V.6.

CRITICAL CONSIDERATIONS

- The number of school buildings is reduced from fourteen to twelve.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.

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- Inefficient schools in terms of usable space and capacity are eliminated.
- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of \$218,388,048 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs (professional fees, contingencies, furniture, etc.), inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT V Facilities Model

SCHOOL GRADE ALIGNMENT SLT V consists of a variety of school types and grade configurations, due in part to the isolation of the Valisburg area. The schools of SLT V currently include one early childhood center for grades K-1, six elementary school buildings serving grades K-4, K-5, K-6 or 1-6, four combined elementary/middle schools serving grades K-8, two middle school serving grades 5-8 or 6-8, and one special education school. (*One of the K-8 elementary/middle schools is in the process of being converted to a K-5 elementary school.*)

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT V, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT V enrollments are calculated in Table V.5.

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At the present time, SLT V operates a total of fourteen schools. School enrollments for the 1998-99 school year, excluding the special education school, ranged from a low of 149 students in the K-1 school to a high of 962 students in the K-8 school that is in the process of being converted to an elementary school. Of the thirteen general education schools, five had lower enrollments than advocated in the Abbott Facilities Model. Five schools offer less capacity than that advocated in the Abbott Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, no additional schools in SLT V are needed to accommodate existing enrollments within the prescribed Abbott Model school size if enrollments can be more equitably distributed.

NOTES (TABLE V.6)

- * Existing enrollments do not include charter school students.
- ** Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.
- *** Does not include provisions for new/expanded preschool programs.

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TABLE V.5

SLT V Facilities Model

| EXISTING | ENTIRE SLT | PROPOSED |
|--|------------|--|
| (14) Buildings (excluding Regional Day School) | | (12) Buildings (excluding Regional Dy School) |
| ELEMENTARY SCHOOLS | | |
| (7) Buildings | | (6) Buildings scope of work: (1) new school on new site (3) new schools on existing sites (2) renovation/addition projects |
| ELEMENTARY/MIDDLE SCHOOLS | | |
| (4) Buildings | | (3) Buildings scope of work: (1) new school on new site (1) new school on existing site (1) renovation/addition |
| MIDDLE SCHOOLS | | |
| (2) Buildings | | (2) Buildings scope of work: (2) renovation/addition projects |
| SPECIAL EDUCATION SCHOOLS | | |
| (1) Building | | (1) Building scope of work: renovation |
| TOTAL EST. COST (per NJDOE unit costs): \$218,388,048 | | |

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TABLE V.6

SLT V Proposed Redevelopment Plan

| SITE / INFRASTRUCTURE DATA | | | | | EXISTING | | | | | |
|----------------------------|-----------|--------------------------|-------------------|--------------------|----------|-----------------------|----------------------|----------------|---------------|-----------------------------|
| Original Building Age | Total GSF | Facility Condition Index | Site Size (acres) | School Type | Grades | Capacity as per NUDOE | 1998-99 Enrollments* | | | Proj. Enroll.** (by School) |
| | | | | | | | Total Enroll. | Pre-K Students | Self-Cont. SE | |
| SLT V East: | | | | | | | | | | |
| 1988 | 161,785 | 0.3978 | 2.47 | Elem. | PK-5 | 991 | 710 | 38 | 199 | 792 |
| 1973 | 170,900 | 0.3914 | 2.94 | Middle/SLT Offices | 5-8 | 901 | 543 | 0 | 78 | 581 |
| 1891 | 90,575 | 0.5235 | 1.04 | Elem/Middle | PK-8 | 567 | 273 | 14 | 14 | 286 |
| 1906 | 59,265 | 0.7997 | 1.15 | Elem. | K-4 | 340 | 217 | 0 | 70 | 221 |
| 1876 | 51,095 | 0.8402 | 1.14 | Elem. | PK-6 | 365 | 337 | 24 | 0 | 291 |
| 1967 | 46,180 | 0.4163 | 0.91 | SE | ungr. | 279 | 108 | 0 | 108 | 101 |
| 1911 | 84,770 | 0.6026 | 1.37 | Elem/Middle | PK-8 | 578 | 530 | 16 | 16 | 479 |
| 1971 | 206,520 | 0.4058 | 3.44 | Elem/Middle | PK-8 | 1,378 | 906 | 37 | 112 | 798 |
| | 871,090 | | 14.46 | | | 5,399 | 3,624 | 129 | 597 | 3,549 |
| SLT V West: | | | | | | | | | | |
| 1886 | 77,720 | 0.6751 | 0.71 | Elem. | 1-6 | 617 | 571 | 0 | 10 | 522 |
| 1927 | 24,245 | 0.7778 | 1.36 | Elem. | PK-1 | 50 | 149 | 16 | 29 | 119 |
| 1908 | 65,400 | 0.4633 | 0.79 | Elem. | K-5 | 415 | 639 | 0 | 0 | 591 |
| 1954 | 116,565 | 0.3765 | 5.29 | Elem/Middle | K-5, 7-8 | 1024 | 962 | 0 | 8 | 808 |
| 1916 | 35,035 | 1.1079 | 1.03 | Elem. | K-4 | 283 | 292 | 0 | 0 | 236 |
| 1931 | 113,230 | 0.4409 | 1.76 | Middle | 6-8 | 674 | 553 | 0 | 30 | 620 |
| | 432,195 | | 10.94 | | | 3,063 | 3,166 | 16 | 77 | 2,896 |
| SLT V TOTALS | | | | | | | | | | |
| | 1,303,285 | | 25.40 | | | 8,462 | 6,790 | 145 | 674 | 6,445 |

| SCHOOL ID | | N/DOE Number |
|--------------------------|-----|--------------|
| School Name | | |
| SLT V East: | | |
| Camden Street Elementary | 310 | |
| Camden Street Middle | 315 | |
| Fifteenth Avenue | 400 | |
| Fourteenth Avenue | 420 | |
| Harriet Tubman | 455 | |
| John F. Kennedy | 477 | |
| South 17th Street | 670 | |
| Thirteenth Avenue | 715 | |
| SLT V East Totals | | |
| | | |
| SLT V West: | | |
| Alexander Street | 180 | |
| Boylan Street | 340 | |
| Lincoln | 490 | |
| Mount Vernon | 570 | |
| Speedway Avenue | 690 | |
| Vailsburg Middle | 718 | |
| SLT V West Totals | | |
| | | |
| SLT V TOTALS | | |
| | | |

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TABLE V.6 (continued)

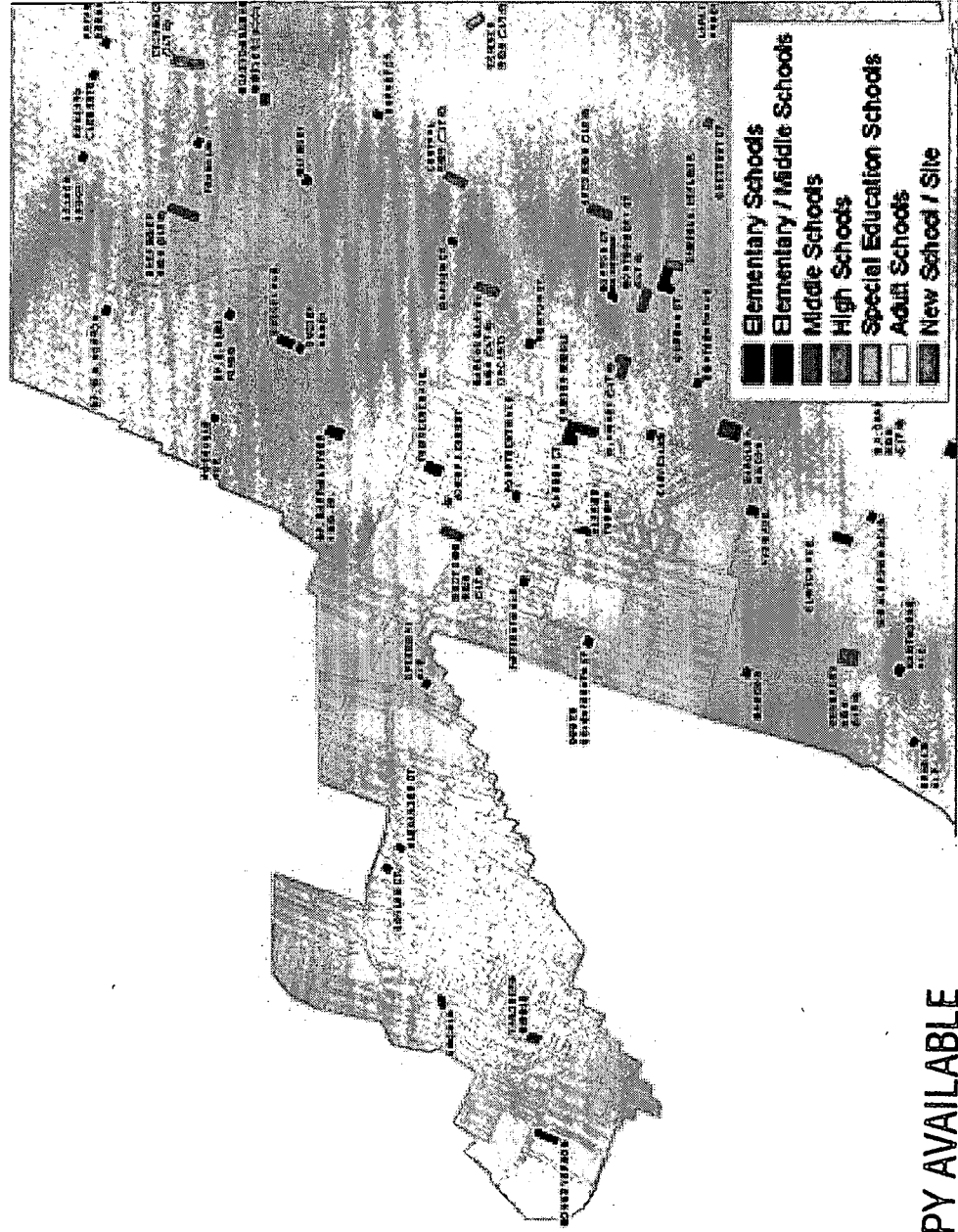
SLT V Proposed Redevelopment Plan

| SCHOOL ID | | PROPOSED | | | | | | | | | |
|--------------------------|--------------|---------------------|--------|-----------------|----------|---------------------|---------------------------|----------------|------------------|------------------------------------|-----------------------------|
| School Name | NJDOE Number | USE / CAPACITY DATA | | | | | CONSTRUCTION ISSUES | | | | |
| | | School Type | Grades | Target Capacity | Pre-K | Proposed Capacity** | Scope of Work | Square Feet | Site | Estimated Cost (as per NJDOE) | Proposed Construction Start |
| | | | | | Students | SE | | Proposed Total | New Construction | Preliminary Est. Acquisition Costs | |
| SLT V East | | | | | | | | | | | |
| Camden Street Elementary | 310 | Elem. | PK-5 | 600 | 45 | 44 | Renovation/Small Addition | 169,035 | 7,250 | \$0 | Year 3 |
| Camden Street Middle | 315 | DISCONTINUE USE | 6-8 | 575 | 0 | 46 | Renovation | 170,900 | 0 | \$0 | Year 5 |
| Fifteenth Avenue | 400 | DISCONTINUE USE | 6-8 | 575 | 0 | 46 | Renovation | 170,900 | 0 | \$0 | Year 5 |
| Fourteenth Avenue | 420 | Elem. | K-5 | 450 | 0 | 36 | New replacement school | 90,714 | 90,714 | \$1,000,000 | Year 2 |
| Harriet Tubman | 455 | Elem. | PK-5 | 500 | 30 | 38 | New replacement school | 95,754 | 95,754 | \$3,000,000 | Year 2 |
| John F. Kennedy | 477 | SE | ungr. | 101 | 0 | 101 | Renovation | 46,180 | 0 | \$0 | Year 4 |
| South 17th Street | 670 | Elem./Middle | PK-8 | 600 | 45 | 44 | New replacement school | 122,645 | 122,645 | \$3,000,000 | Year 3 |
| Thirteenth Avenue | 715 | Elem./Middle | PK-8 | 800 | 45 | 60 | Renovation/Small Addition | 206,520 | 7,460 | \$0 | Year 4 |
| SLT V East Totals | | | | 3,626 | 165 | 370 | | 901,748 | 323,923 | \$7,000,000 | |
| SLT V West | | | | | | | | | | | |
| Alexander Street | 180 | DISCONTINUE USE | PK-8 | 700 | 45 | 52 | New replacement school | 132,824 | 132,824 | \$3,000,000 | Year 2 |
| Boylan Street | 340 | Elem./Middle | PK-8 | 700 | 45 | 52 | New replacement school | 132,824 | 132,824 | \$3,000,000 | Year 2 |
| Lincoln | 490 | Elem. | K-5 | 500 | 0 | 40 | New replacement school | 94,008 | 94,008 | \$600,000 | Year 3 |
| Mount Vernon | 570 | Elem. | K-5 | 800 | 0 | 64 | Renovation/Addition | 134,085 | 17,520 | \$0 | Year 4 |
| Speedway Avenue | 690 | Elem. | PK-5 | 400 | 0 | 32 | New school | 82,368 | 82,368 | \$3,000,000 | Year 2 |
| Valisburg Middle | 718 | Middle | 6-8 | 650 | 0 | 52 | Renovation/Addition | 146,680 | 33,450 | \$0 | Year 4 |
| SLT V West Totals | | | | 3,050 | 45 | 240 | | 569,965 | 360,170 | \$6,600,000 | |
| SLT V TOTALS | | | | 6,676 | 210 | 610 | | 1,491,713 | 683,993 | \$13,600,000 | |

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Building Development Considerations

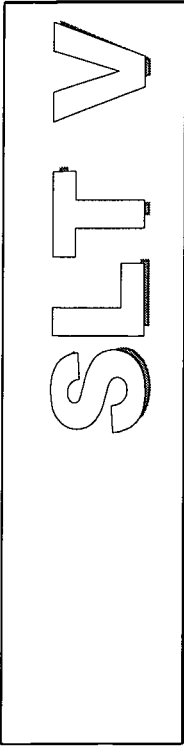
Individual facility considerations that shaped the Facilities Management Plan for the SLT V schools are as follows:

- SLT V / EAST** **Fifteenth Avenue School** (1891)
 Fourteenth Avenue School (1906)
 Harriet Tubman School (1876)
 South Seventeenth Street School (1911)

The above schools have old, antiquated facilities that are in poor condition. Fifteenth Avenue and Harriet Tubman are of wood frame construction. All are educationally inadequate. The cost to remedy the existing physical plant deficiencies averages more than 50% of replacement costs. Additional budget considerations to remedy extensive program space deficiencies, which in many cases include classrooms sized less than 700 square feet, would cause renovation work to exceed replacement costs. Except for Fifteenth Avenue, which will no longer be used, these schools will be replaced with new PK/K-5 schools for 450-600 students on new or expanded sites.

- SLT V / EAST** **Camden Street Elementary School** (1968)
 Camden Street Middle School (1973)
 Thirteenth Avenue School (1971)

These represent the newer schools in the SLT. While they have significant deficiencies, they can be successfully and efficiently renovated to remedy the deficiencies and provide appropriate educational facilities. It is proposed to renovate and construct a small addition to Camden Elementary to create a 600-student PK-5 school. Camden Middle is to be renovated as a 575-student school for grades



6-8. Thirteenth Avenue is to be renovated and a small addition built for 800 PK-8 students. All sites are of sufficient size to accommodate the small additions. Temporary classroom facilities may be required to facilitate the renovations/additions.

- SLT V / EAST** **John F. Kennedy School** (1967)
This school is to be renovated and will remain a Special Education facility. No building additions are needed.

- SLT V / WEST** **Alexander Street School** (1886)
 Boylan Street School (1927)
 Lincoln School (1908)
 Speedway School (1916)

These schools are old, antiquated, and in very poor condition. The cost to remedy the existing physical plant deficiencies averages more than 50% of replacement costs, with Speedway actually exceeding replacement costs. Additional budget considerations to remedy extensive program space deficiencies, which in many cases include classrooms sized less than 700 square feet, would cause renovation work to exceed replacement costs. Except for Alexander Street, which will no longer be used, all schools are proposed to be replaced. Due to the geographic isolation of the neighborhood served, the Alexander and Boylan Street enrollments will be consolidated at the proposed new Boylan Street School. This school will house 700 PK-8 students on an expanded or new nearby site. Lincoln is to be replaced as a 500-student K-5 school on an

expanded site. Speedway is to be replaced as a 400-student PK-5 school on a new site in or near Vailsburg Park.

**SLT V / WEST Mount Vernon School (1954)
 Vailsburg Middle School (1931)**

These schools will be maintained and renovated/expanded. While they have significant deficiencies, they can be efficiently renovated

to provide appropriate educational facilities. It is proposed to renovate and build a small addition at Mount Vernon for 800 K-5 students. Vailsburg is to be expanded and renovated for 850 middle school students. In both cases, temporary classroom facilities may be required to facilitate construction.

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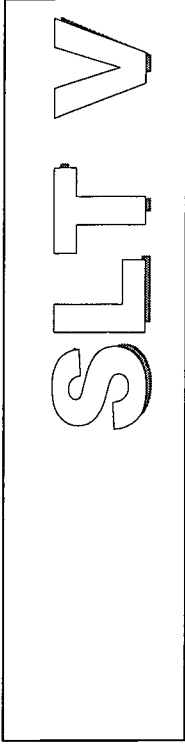
Cost & Funding Allowance Summary

Of the proposed \$218,388,048 total project budget for SLT V, \$147,748,656 falls within the proposed funding allowance.

Table V.7 summarizes cost and funding data for each project included in the SLT V Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Pages 20-21).

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TABLE V.7 **SLT V Cost & Funding Allowance Summary**

| SLT V Building Name | Construction Cost | Construction Funding | Site Acquisition Cost | Site Funding | Project Total | Project Funding Allowance | Requested Add'l Funding |
|--|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|---------------------------|-------------------------|
| Camden Street Elementary School | 19,751,829 | 13,217,581 | - | - | 19,751,829 | 13,217,581 | 6,534,248 |
| Camden Street Middle School | 18,338,963 | 13,911,796 | - | - | 18,338,963 | 13,911,796 | 4,427,167 |
| Fourteenth Street Elementary School | 16,406,162 | 9,416,149 | 1,000,000 | 1,000,000 | 17,406,162 | 10,416,149 | 6,990,013 |
| Harriet Tubman Elementary School | 17,236,864 | 10,487,675 | 3,000,000 | 3,000,000 | 20,236,864 | 13,487,675 | 6,749,189 |
| John F. Kennedy School | 4,480,365 | 3,838,437 | - | - | 4,480,365 | 3,838,437 | 641,928 |
| South Seventeenth Street Elem./Middle School | 22,357,081 | 12,717,625 | 3,000,000 | 3,000,000 | 25,357,081 | 15,717,625 | 9,639,456 |
| Thirteenth Avenue Elementary/Middle School | 21,961,517 | 16,876,013 | - | - | 21,961,517 | 16,876,013 | 5,085,505 |
| Boylan Street Elementary/Middle School | 23,581,159 | 14,541,221 | 3,000,000 | 3,000,000 | 26,581,159 | 17,541,221 | 9,039,938 |
| Lincoln Elementary School | 17,392,320 | 10,194,242 | 600,000 | 600,000 | 17,992,320 | 10,794,242 | 7,198,079 |
| Mount Vernon Elementary School | 6,406,545 | 12,849,225 | - | - | 6,406,545 | 6,406,545 | - |
| Speedway Avenue Elementary School | 17,217,360 | 8,227,845 | 3,000,000 | 3,000,000 | 20,217,360 | 11,227,845 | 8,989,515 |
| Vailsburg Middle School | 19,657,883 | 14,313,527 | - | - | 19,657,883 | 14,313,527 | 5,344,356 |
| Totals | \$ 204,788,048 | \$ 140,591,336 | \$ 13,600,000 | \$ 13,600,000 | \$ 218,388,048 | \$ 147,748,656 | \$ 70,639,392 |

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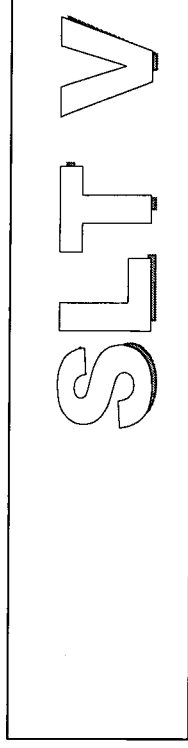
Efficiency Evaluation

Table V.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT V school in the table, it can be seen that much of the “excess” square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT V schools is 1.79. Compared to the Abbott Model allowance of 1.40, the higher grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.



- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed. The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacities of most schools exceed the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

- * Grossing factors should be viewed as preliminary pending more detailed analysis.
- ** GSF/student and NSF/student do not include areas for SLT offices.

TABLE V.8

SLT V Efficiency Evaluation

| EXISTING | | | | | | | | | | | |
|----------------------|-----------------------|---------------------------|---------------------------|-------------|------------------|-------------------------|---------|-------------|------------------|------------------------|---------|
| School Type | Capacity as per NJDOE | Existing Grossing Factor* | Gross SF/Student Analysis | | | Net SF/Student Analysis | | | | | |
| | | | Gross SF | GSF/Student | Abbott Allowance | Deviation (+) = excess | Net SF | NSF/Student | Abbott Allowance | Deviation (+) = excess | |
| SLT V / EAST: | | | | | | | | | | | |
| Elem. | 991 | 2.06 | 161,785 | 163.25 | | | +38.35 | 78,527 | 79.24 | 89.00 | -9.76 |
| Middle | 901 | 1.85 | 170,900 | 189.68 | 131.08 | | +58.60 | 92,385 | 86.95 | 94.00 | -7.05 |
| Elem./Middle | 567 | 1.61 | 90,575 | 153.74 | 126.96 | | +32.78 | 56,390 | 99.45 | 90.69 | +8.76 |
| Elem. | 340 | 1.49 | 59,265 | 174.31 | 124.90 | | +49.41 | 39,713 | 116.80 | 89.00 | +27.80 |
| Elem. | 365 | 1.57 | 51,095 | 173.91 | 124.90 | | +49.01 | 32,507 | 89.58 | 89.00 | +0.58 |
| SE | 279 | 1.77 | 46,180 | | no model | | | 26,145 | | no model | |
| Elem./Middle | 578 | 2.10 | 84,770 | 146.66 | 126.96 | | +19.70 | 40,336 | 69.79 | 90.69 | -20.90 |
| Elem./Middle | 1,378 | 1.71 | 206,520 | 149.87 | 126.96 | | +22.91 | 121,115 | 87.89 | 90.69 | -2.80 |
| SLT V / EAST AVERAGE | | | 871,090 | 165.35 | 126.67 | | +38.68 | 487,118 | 89.96 | 90.44 | -0.48 |
| SLT V / WEST: | | | | | | | | | | | |
| Elem. | 617 | 1.53 | 77,720 | 125.96 | 124.90 | | +1.06 | 50,790 | 82.32 | 89.00 | -6.68 |
| Elem. | 50 | 1.92 | 24,245 | 484.90 | 124.90 | | +360.00 | 12,659 | 253.18 | 89.00 | +164.18 |
| Elem. | 415 | 2.29 | 65,400 | 157.59 | 124.90 | | +32.69 | 28,614 | 68.95 | 89.00 | -20.05 |
| Elem./Middle | 1,024 | 1.48 | 116,565 | 113.83 | 126.96 | | -13.13 | 78,663 | 76.82 | 90.69 | -13.87 |
| Elem. | 283 | 1.87 | 35,035 | 123.80 | 124.90 | | -1.10 | 18,773 | 66.34 | 89.00 | -22.66 |
| Middle | 674 | 1.83 | 113,230 | 168.00 | 131.08 | | +36.92 | 61,803 | 91.70 | 94.00 | -2.30 |
| SLT V / WEST AVERAGE | | | 432,195 | 195.68 | 126.27 | | +69.41 | 251,302 | 106.55 | 90.12 | +16.43 |
| SLT V TOTALS | | | | | | | | | | | |
| | 8,462 | 1.79 | 1,303,285 | 180.51 | 126.47 | | +54.04 | 738,420 | 98.25 | 90.28 | +7.98 |

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TABLE V.8 (continued)

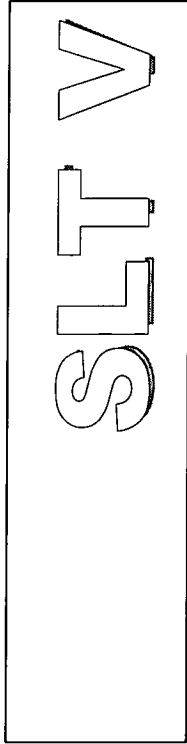
SLT V Efficiency Evaluation

| SCHOOL | School Type | Max. Capacity | Proposed Grossing Factor* | PROPOSED | | | | Net SF/Student Analysis | | | | Proposed Program SF in Excess of Abbott Model |
|--------------------------|--------------|---------------|---------------------------|-----------|-------------|------------------|------------------------|-------------------------|-------------|------------------|------------------------|---|
| | | | | Gross SF | GSF/Student | Abbott Allowance | Deviation (+) = excess | Net SF | NSF/Student | Abbott Allowance | Deviation (+) = excess | |
| SLT V / EAST: | | | | | | | | | | | | |
| Camden Street Elementary | Elem. | 713 | 2.08 | 169,035 | 237.08 | 124.90 | +112.18 | 81,220 | 113.91 | 89.00 | +24.91 | 17,670 |
| Camden Street Middle ** | Middle | 657 | 1.81 | 170,900 | 248.71 | 131.08 | +117.63 | 94,428 | 132.31 | 94.00 | +38.31 | 25,025 |
| Fifteenth Avenue | | | | | | | | | | | | |
| Fourteenth Avenue | Elem. | 512 | 1.45 | 90,714 | 177.18 | 124.90 | +52.28 | 62,562 | 122.19 | 89.00 | +33.19 | 16,815 |
| Harriet Tubman | Elem. | 571 | 1.45 | 95,754 | 156.50 | 124.90 | +31.60 | 66,038 | 91.51 | 89.00 | +2.51 | 15,028 |
| John F. Kennedy | SE | 144 | 1.69 | 46,180 | | no model | | 27,395 | | no model | | |
| South 17th Street | Elem./Middle | 690 | 1.43 | 122,645 | 177.75 | 126.96 | +50.79 | 85,591 | 124.04 | 90.69 | +33.35 | 22,880 |
| Thirteenth Avenue | Elem./Middle | 897 | 1.85 | 206,520 | 230.23 | 126.96 | +103.27 | 111,559 | 124.37 | 90.69 | +33.68 | 25,877 |
| SLT V / EAST AVERAGE | | 4,184 | 1.68 | 901,748 | 204.57 | 126.62 | +77.96 | 528,793 | 118.06 | 90.40 | +27.66 | 105,625 |
| SLT V/ WEST: | | | | | | | | | | | | |
| Alexander Street | | | | | | | | | | | | |
| Boylan Street | Elem./Middle | 790 | 1.45 | 132,824 | 168.13 | 126.96 | +41.17 | 91,603 | 115.95 | 90.69 | +25.26 | 19,797 |
| Lincoln | Elem. | 556 | 1.45 | 94,008 | 169.08 | 124.90 | +44.18 | 64,833 | 116.61 | 89.00 | +27.61 | 14,348 |
| Mount Vernon | Elem. | 896 | 1.53 | 134,085 | 149.65 | 124.90 | +24.75 | 87,821 | 98.01 | 89.00 | +9.01 | 9,441 |
| Speedway Avenue | Elem. | 447 | 1.45 | 82,368 | 184.27 | 124.90 | +59.37 | 56,906 | 127.08 | 89.00 | +38.08 | 16,840 |
| Valisburg Middle | Middle | 738 | 1.69 | 146,680 | 198.75 | 131.08 | +67.67 | 86,986 | 117.87 | 94.00 | +23.87 | 17,816 |
| SLT V / WEST AVERAGE | | 3,427 | 1.51 | 589,965 | 173.98 | 126.55 | +47.43 | 388,049 | 115.10 | 90.34 | +24.77 | 78,242 |
| SLTV TOTALS | | | | | | | | | | | | |
| | | 7,611 | 1.60 | 1,491,713 | 189.27 | 126.58 | +62.69 | 916,842 | 116.58 | 90.37 | +26.21 | 183,867 |

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Implementation Schedule

SLT V SCHEDULE ISSUES Replacement schools in SLT V East for Fourteenth Avenue and Harriet Tubman Schools are urgently needed as Year 2 projects due to seriously outdated, highly deficient existing buildings. This will also allow Fifteenth Avenue School, which is old and in very poor condition, to be discontinued from use. Both need site acquisition in Year 1. Likewise, in SLT V West, replacement schools for Boylan Street and Speedway are needed in Year 2 to discontinue those old facilities and, in the case of Boylan



Street, to consolidate with Alexander Street and discontinue that building. Site acquisitions for both are needed in Year 1. South Seventeenth Street and Lincoln are to be replaced in Year 3 based on site acquisitions in Year 2. Renovations/additions for the Camden Street Schools, JFK, Thirteenth Avenue, Mount Vernon, and Vailsburg are distributed in Years 3 through 5, and most will need temporary classrooms to facilitate construction.

TABLE V.9

SLT V Proposed Redevelopment Plan Schedule

| School Name | Scope of Work | Grades | Target Capacity | Construction Start | | | | Comments | |
|--------------------------|---------------------------|--------|-----------------|--------------------|------|------|------|----------|-----------------------------|
| | | | | 2000 | 2001 | 2002 | 2003 | | 2004 |
| SLT V East: | | | | | | | | | |
| Camden Street Elementary | Renovation/Small Addition | PK-5 | 600 | | | | | | Temporary classrooms needed |
| Camden Street Middle | Renovation | 6-8 | 575 | | | | | | |
| Fourteenth Avenue | New replacement school | K-5 | 450 | | | | | | Site acquisition Year 1 |
| Harriet Tubman | New replacement school | PK-5 | 500 | | | | | | Site acquisition Year 1 |
| John F. Kennedy | Renovation | ungr. | 101 | | | | | | |
| South 17th Street | New replacement school | PK-8 | 600 | | | | | | Site acquisition Year 2 |
| Thirteenth Avenue | Renovation/Addition | PK-8 | 800 | | | | | | Temporary classrooms needed |
| SLT V East Totals | | | | | | | | | |
| SLT V West: | | | | | | | | | |
| Boylan Street | New replacement school | PK-8 | 700 | | | | | | Site acquisition Year 1 |
| Lincoln | New replacement school | K-5 | 500 | | | | | | Site acquisition Year 2 |
| Mount Vernon | Renovation/Addition | K-5 | 800 | | | | | | Temporary classrooms needed |
| Speedway Avenue | New school | PK-5 | 400 | | | | | | Site acquisition Year 1 |
| Vailsburg Middle | Renovation/Addition | 6-8 | 650 | | | | | | Temporary classrooms needed |
| SLT V West Totals | | | | | | | | | |
| SLT V TOTALS | | | | | | | | | |

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